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## Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

**Area Name / Number:** Central Bellevue / 92

**Previous Physical Inspection:** 1999

### Sales - Improved Summary:

Number of Sales: 803

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2005 Value</b>	\$232,400	\$255,100	\$487,500	\$554,900	87.9%	19.12%
<b>2006 Value</b>	\$357,100	\$189,200	\$546,300	\$554,900	98.5%	16.74%
<b>Change</b>	+\$124,700	-\$65,900	+\$58,800		+10.6%	-2.38%
<b>% Change</b>	+53.7%	-25.8%	+12.1%		+12.1%	-12.45%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.38% and -12.45% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2005 Value</b>	\$231,800	\$221,600	\$453,400
<b>2006 Value</b>	\$354,500	\$149,600	\$504,100
<b>Percent Change</b>	+52.9%	-32.5%	+11.2%

Number of improved Parcels in the Population: 5305

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

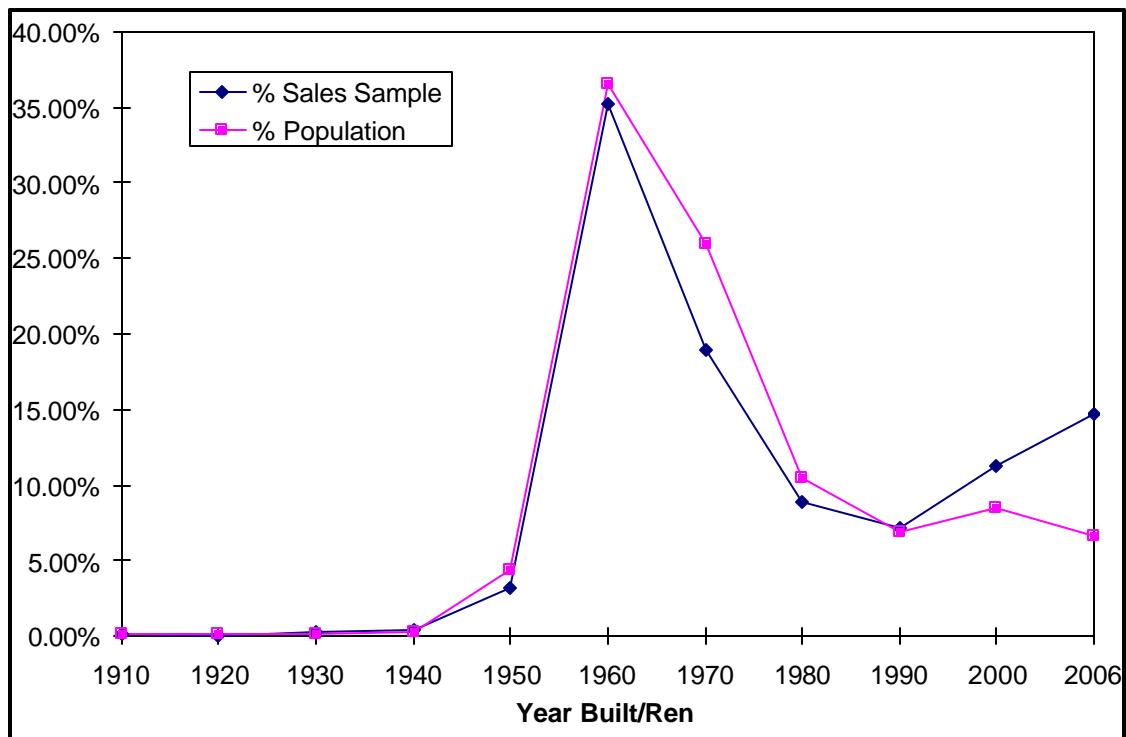
### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.12%
1920	0	0.00%
1930	2	0.25%
1940	3	0.37%
1950	26	3.24%
1960	283	35.24%
1970	152	18.93%
1980	71	8.84%
1990	57	7.10%
2000	90	11.21%
2006	118	14.69%
	803	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	7	0.13%
1920	9	0.17%
1930	8	0.15%
1940	15	0.28%
1950	234	4.41%
1960	1935	36.48%
1970	1379	25.99%
1980	555	10.46%
1990	363	6.84%
2000	450	8.48%
2006	350	6.60%
	5305	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

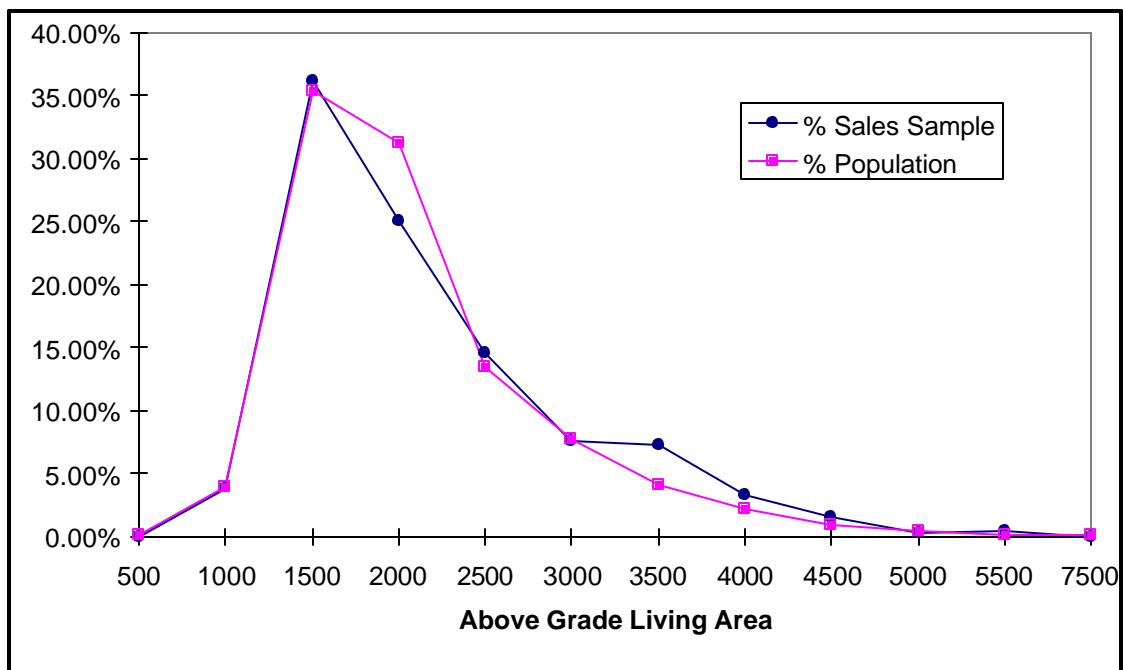
## **Sales Sample Representation of Population - Above Grade Living Area**

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	31	3.86%
1500	290	36.11%
2000	201	25.03%
2500	117	14.57%
3000	61	7.60%
3500	59	7.35%
4000	27	3.36%
4500	12	1.49%
5000	2	0.25%
5500	3	0.37%
7500	0	0.00%
	803	

**Population**

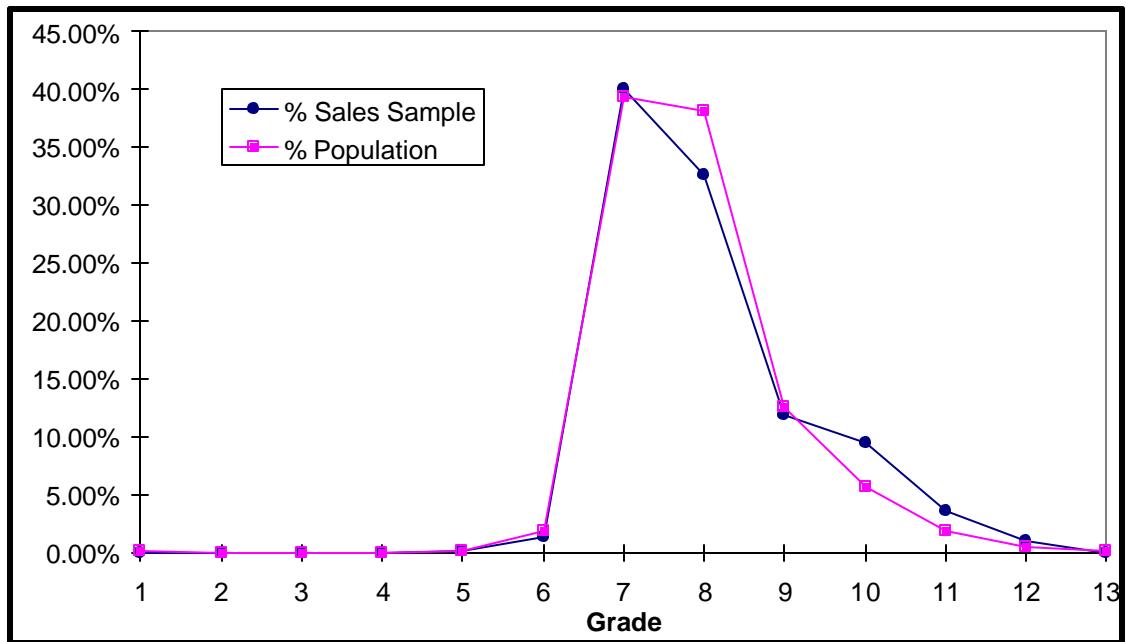
AGLA	Frequency	% Population
500	2	0.04%
1000	212	4.00%
1500	1876	35.36%
2000	1659	31.27%
2500	715	13.48%
3000	414	7.80%
3500	221	4.17%
4000	115	2.17%
4500	52	0.98%
5000	21	0.40%
5500	8	0.15%
8000	10	0.19%
	5305	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

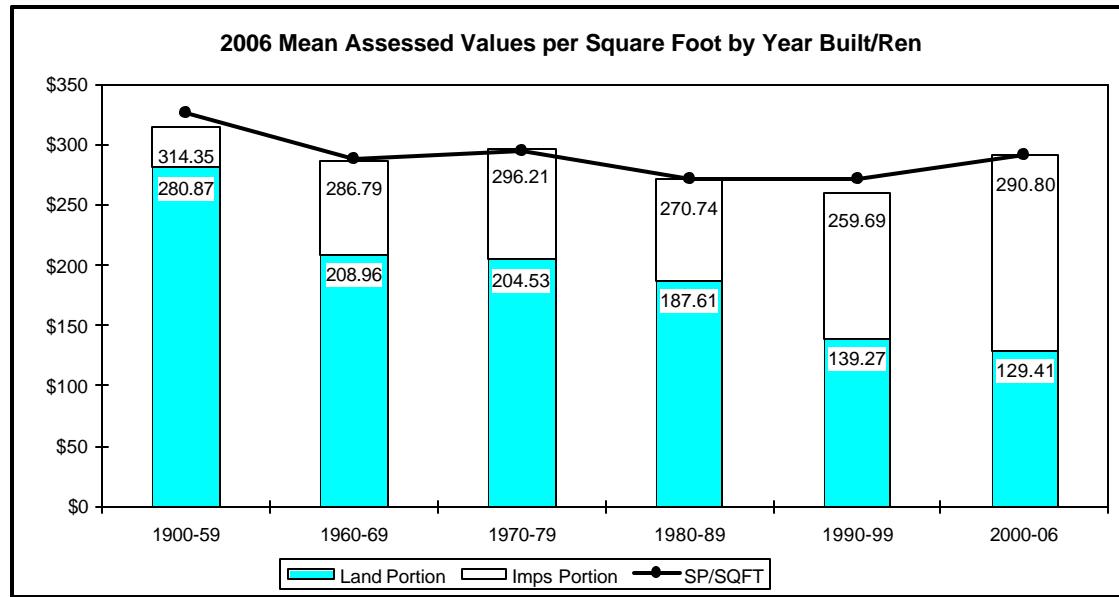
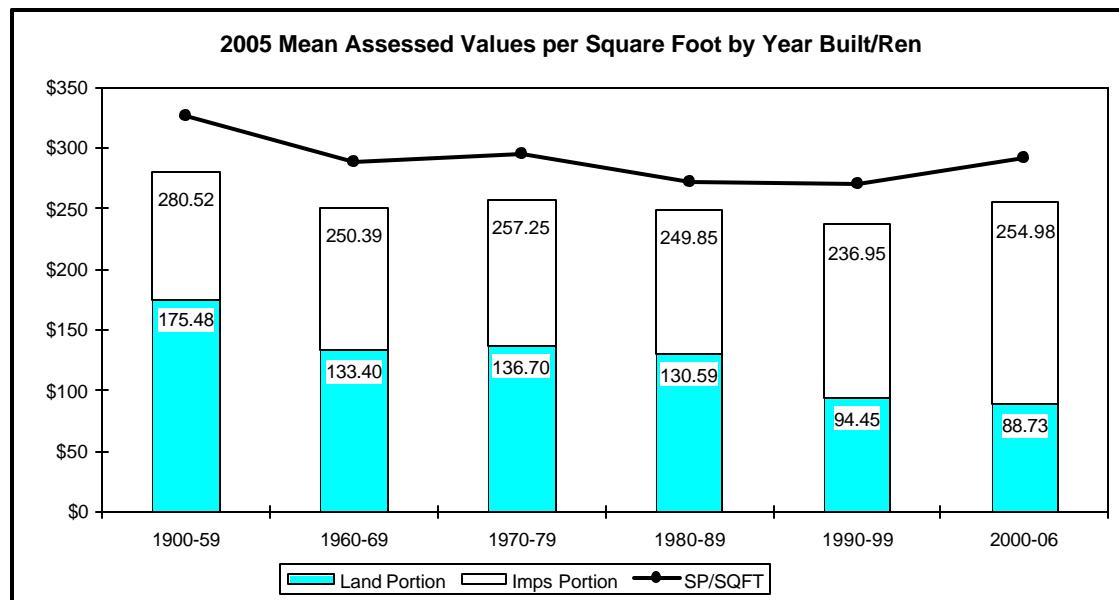
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.02%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	1	0.12%	5	7	0.13%
6	10	1.25%	6	96	1.81%
7	322	40.10%	7	2091	39.42%
8	262	32.63%	8	2026	38.19%
9	96	11.96%	9	671	12.65%
10	76	9.46%	10	297	5.60%
11	28	3.49%	11	93	1.75%
12	8	1.00%	12	21	0.40%
13	0	0.00%	13	2	0.04%
	803			5305	



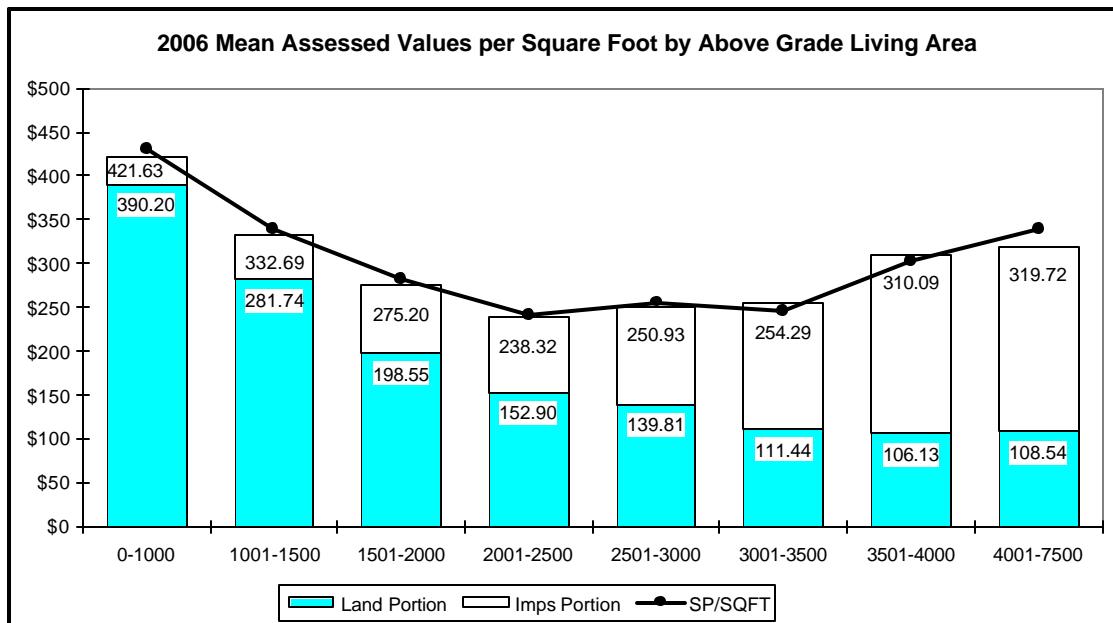
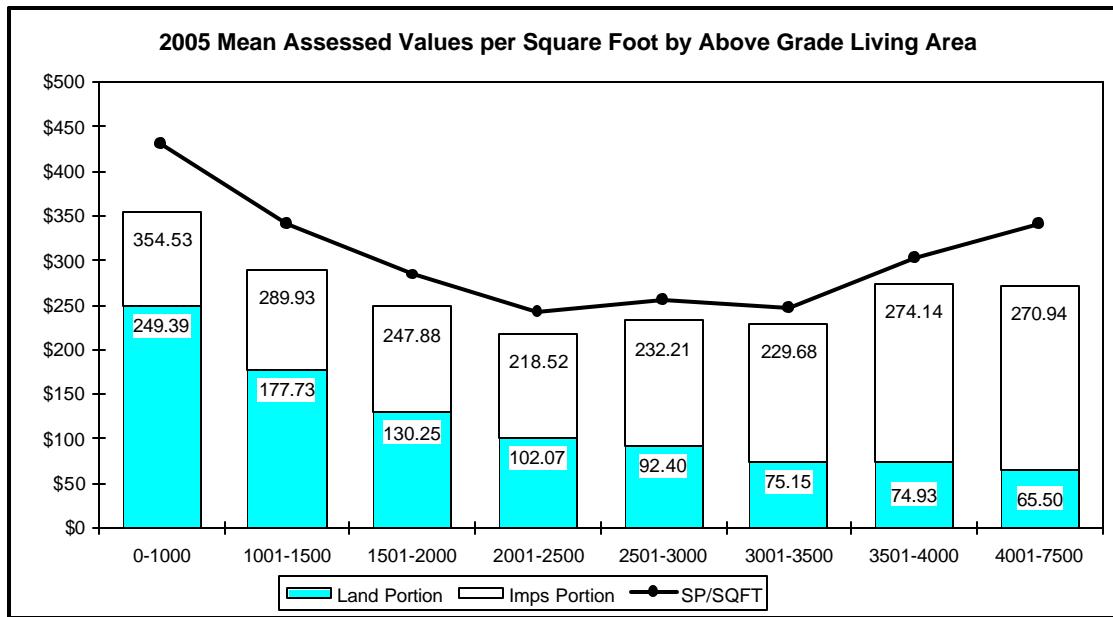
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated**



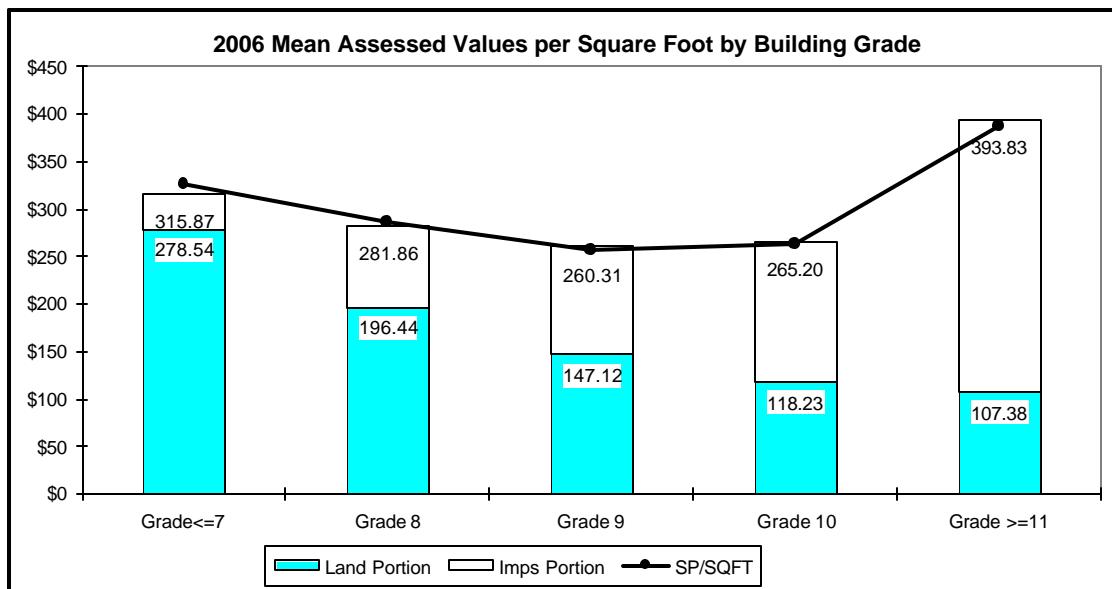
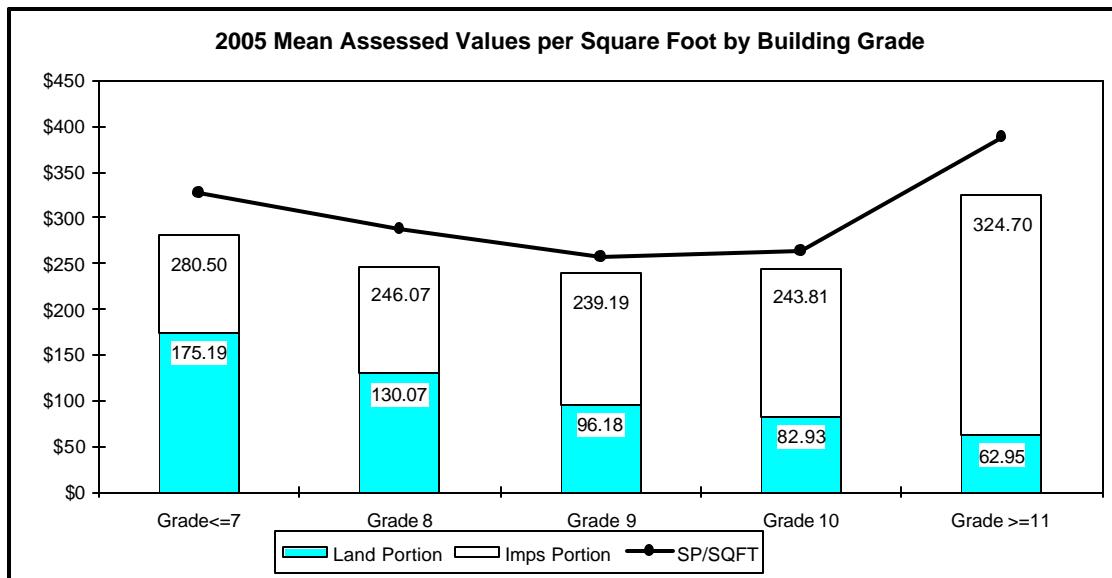
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area**



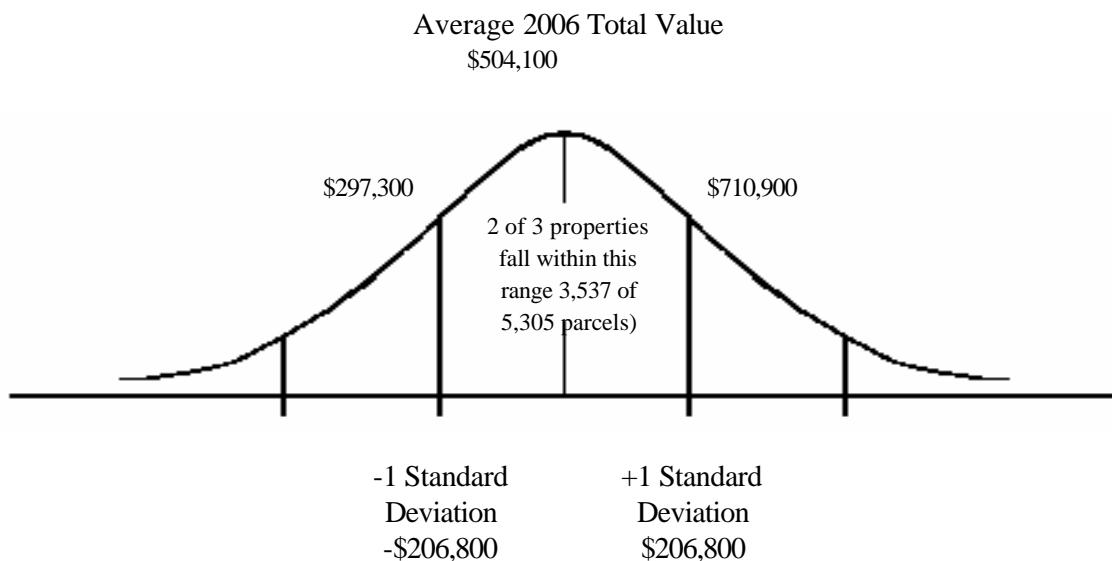
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## ***Comparison of 2005 and 2006 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

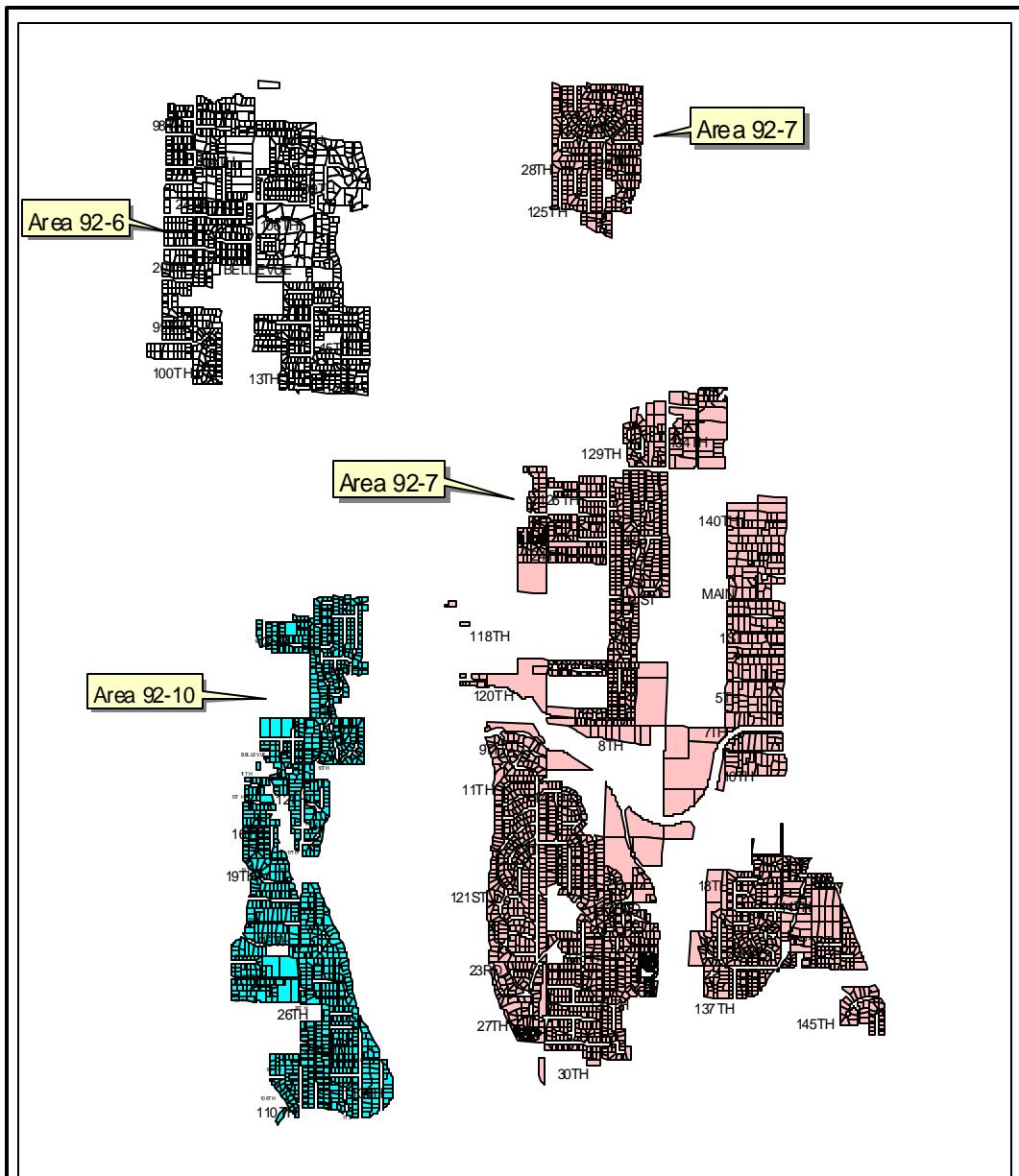
## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

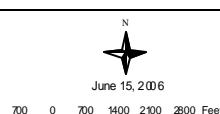
## Area Map



## Area 92

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties express or implied, as to accuracy, completeness, timeliness, or fitness for any purpose. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on the map is prohibited except by written permission of King County.

File Name: RFG\_circlesplus-excelarea92.shp



### Legend

Areadata92-8-18-05.shp

6

7

10

Streets, primary

Area 92-10.shp

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/2003 to 1/2006 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: Central Bellevue

### **Boundaries:**

**Area 92-06:** Northwest Central Bellevue is defined by the boundaries of State Route 520 to the North, I-405 to the East, NE 12<sup>th</sup> Street to the South and 98<sup>th</sup> Avenue NE to the West.

**Area 92-7:** Central Bellevue is defined by the boundaries of Bridle Trails/State Route 520 on the North, 140<sup>th</sup> Avenue NE to the East, I-90 to the South and I-405 to the West.

**Area 92-10:** Southwest Central Bellevue is defined by the boundaries of Main Street on the North, I-90 to the South, 104<sup>th</sup> Ave SE on the West and I-405 on the East.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

**Area 92** is comprised of primarily single-family residential, a few multi-family residential and some commercial properties. Due to it's proximity to Bellevue's Central business district, Area 92 is a highly desirable area. Area 92 has convenient access to Seattle and to communities to the North and South via I-90, State Route 520 and I-405. Area 92 has three distinct sub areas.

**Sub-Area 92-6** is the closest to the Bellevue Central business district and is experiencing a very fast paced market. Sub-Area 92-6 is considered to be a very desirable area and is currently experiencing a great amount of gentrification. Homes built primarily during the 1950's and 1960's are being demolished and replaced with new larger two-story homes. Larger tax parcels are being developed into smaller parcels. Most of the rapid transition is occurring in the older neighborhoods and is expected to continue.

**Sub-Area 92-7** includes the neighborhoods of Woodridge, Wilburton and Glendale Golf & Country Club, is experiencing the least amount of gentrification. The majority of the older houses have undergone updating or renovations and a small percentage have been demolished for new construction. Large undeveloped land parcels are being purchased and subdivided into new plats where feasible. Sub-area 92-7 has a higher degree of properties impacted by topography, wet lands and steep slopes, making development more costly. A number of the larger parcels in sub-area 92-7 are owned by the City of Bellevue and offer a number of recreational uses.

**Sub-Area 92-10** is also experiencing a fast paced market. Gentrification in this sub-area is occurring mainly in the Enatai neighborhood. Properties impacted by topography occur but to a lesser degree than in sub-area 92-7. In general sub-area 92-10 is a diverse mix of single family, multi-family residential and commercial properties.

**Sub-areas 92-6 and 10** older improvements have either reach or are approaching the end of their economic life. These properties are being purchased by developers who demolished the improvements and construct larger new homes. In sub-area 92-6 and 10, the older improvements which remain have minimal improvement value attributed to them.

## **Preliminary Ratio Analysis**

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 19.12% to 16.74%.

## **Scope of Data**

### **Land Value Data:**

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. During the revalue cycle, land values have increased approximately +53%, resulting in a decrease to the improvement values. From the 65 vacant land sales, we were able to establish reliable land values for Area 92.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 5,550 parcels in area 92, most of which are located in plats.

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. During the revalue cycle, land values have increased approximately +53%, resulting in a decrease to the improvement values. From the 65 vacant land sales, we were able to establish reliable land values for Area 92.

Base land values were calculated on a per site value per plat. Tax lots were valued by lot size rather than on a per site basis.

Large sites, where short platting is typical, were valued based on the zoning and number of sites allowed for development with consideration for the “on-site” development costs. All other large sites were valued as estate lots.

In Area 92, a number of parcels have view amenities of Lake Washington, Territorial, Cascade/Olympic Mountains, Mount Rainer and Bellevue/Seattle Skylines. Paired sales analysis was used to determine the positive adjustments for these properties, as well as the adjustment for being adjacent to the Glendale Golf Course Fairway. Paired sales analysis was also used to measure the impacts from topography, traffic noise, streams, sensitive areas, power lines and ‘other nuisances’ such as proximity to commercial areas. The adjustments for negative impacts were applied to those properties.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## Land Value Model Calibration

### Area 92-6

#### Land Value Model Calibration

<b>Section:</b>	
SE 19-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
808540	\$425,000
<b>Section:</b>	
SW 20-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
024900	\$400,000
025000	\$400,000
025100	\$400,000
278580	\$425,000
643350	\$425,000
664290	\$425,000
664590	\$425,000
886100	\$425,000
<b>Tax Lots:</b>	
202505	
Single Sites from 9,000 Sqft to 1+ Acres	\$425,000 to \$720,000
36,000 Sqft to 2.5 Acres	Base land \$425,000 to \$450,000 multiplied by number of sites allowed by zoning with on-site development costs
<b>Section:</b>	
SE 20-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
068660	\$800,000 to \$900,000
068680	\$500,000
068690	\$520,000
<b>Tax Lots:</b>	
202505	
Single Sites from 29,000 Sqft to 1+ Acres	\$700,000 to \$750,000

## **Area 92-6**

### **Land Value Model Calibration**

<b>Section:</b>	
NE 29-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
339150	\$425,000
666900	\$425,000
796390	\$475,000
<b>Tax Lots:</b>	
292505	\$425,000
<b>Section:</b>	
NW 29-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
066300	\$425,000
068500	\$425,000
138910	\$425,000
634400	\$425,000
855590	\$425,000
953310	\$425,000
953360	\$425,000
953410	\$425,000
202620 (Diamond Ranch)	\$800,000 to \$1,500,000
<b>Tax Lots:</b>	
292505	
Single Sites from 9,000 to 20,000 Sqft	\$425,000 to \$450,000
26,000 Sqft to 2+ Acres	Base land \$410,000 to \$435,000 multiplied by number of sites allowed by zoning with on-site development costs
<b>Section:</b>	
SW 29-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
070800	\$425,000
072700	\$425,000
072800	\$425,000
238700	\$425,000
507840	\$425,000
856240	\$425,000

**Area 92-6****Land Value Model Calibration**

<b>Section:</b>	
SE 29-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
126620	\$425,000
434000	\$425,000
434880	\$425,000
773750	\$435,000
<b>Tax Lots:</b>	
292505	
Single Sites from 6,800 to 15,000 Sqft	\$415,000 to \$430,000
<b>Section:</b>	
NE 30-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
086200	\$425,000
347280	\$425,000
325050	\$425,000
808600	\$425,000
808660	\$425,000
868200	\$425,000
<b>Section:</b>	
SE 30-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
571000	\$425,000

## Area 92-6

### Land Value Model Calibration

<b>Adjustments</b>	
<b>View:</b>	
Bellevue Skyline	<b>Adjustment:</b> Good: \$15,000 Average: \$10,000
Mountain:	
Cascades /Olympic /Mt Rainer	Good: \$15,000 Average: \$10,000
Territorial:	Good: \$15,000 Average: \$10,000
<b>Traffic:</b>	
Moderate	-\$ 2,000 to -\$ 5,000
High:	-\$ 5,000 to -\$10,000
High Bellevue Way (this includes access)	-\$15,000
Extreme	-\$25,000 to -\$30,000
<b>Topography:</b>	-5% to -35%
<b>Wetlands:</b>	-5% to -75%
<b>Commercial Influence:</b>	-5%
<b>Note:</b>	
Large Tax lots where short platting is typical, land values are based on zoning. The base land value for the site size multiplied by number of sites permitted with consideration for on-site development costs	Example: Base land value = \$425,000 Zoning allows for 6 sites On-Site Development Cost = 50% $$425,000 \times 6 = \$2,550,000 \times .50 = \$1,275,000$ New Base Land Value
<b>Development Costs Used*:</b>	
2 lots: 10% to 15%	
3 lots: 20% to 30%	
4 lots: 35% to 40%	
5 lots: 40% to 50%	
6 + lots: 50%+	
*Information derived from area builders.	

## **Area 92-7**

### **Land Value Model Calibration**

<b>Section:</b>	
NW 03-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
207770 Tax Lot like Plat	\$350,000 to \$550,000
Single sites from 14,983 Sqft to 1.08 Acres	
<b>Tax Lot:</b>	
032405-9045	
35,719 Sqft	\$480,000
<b>Section:</b>	
NE 04-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
954240	\$300,000
954250	\$300,000
954260	\$280,000
<b>Tax Lots:</b>	
042405 High land impact area	
Single sites from 36,590 Sqft to 2.52 Acres	\$10,000 to \$640,000
6.74 Acres to 7.81 Acres	\$1,202,000 to \$1,360,000
<b>Section:</b>	
NW 04-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
954200	\$300,000 to \$550,000
954230	\$300,000

## **Area 92-7**

### **Land Value Model Calibration**

<b>Section:</b>	
NE 09-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
169360	\$280,000
193800	\$300,000
410000	\$300,000
432670	\$300,000
507670	\$300,000
507690	\$300,000
530710	\$300,000
545330	\$300,000
620750	\$300,000
725400	\$200,000 Townhomes
756000	\$200,000 Townhomes
756000	\$290,000 Detached Homes
923820	\$280,000
951200	\$300,000
953620	\$300,000
954270	\$300,000
956030	\$300,000
956050	\$300,000
956070	\$300,000
<b>Tax Lots:</b>	
092505	
Single sites from 7,862 to 30,672 Sqft	\$280,000 to \$300,000
<b>Section:</b>	
NW 09-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
620550	\$300,000 to \$320,000
721571	\$200,000 Townhomes

## **Area 92-7**

### **Land Value Model Calibration**

<b>Section:</b>	
NE 10-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
255200	\$250,000
813470	\$300,000
<b>Tax Lots:</b>	
102405	
Single sites from 8,712 to 17,424 Sqft	\$250,000 to \$300,000
<b>Section:</b>	
NW 10-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
051450	\$250,000
946800	\$300,000
<b>Tax Lots:</b>	
102405	
Single sites from 9,976 to 37,026 Sqft	\$280,000 to \$364,000
<b>Section:</b>	
SE 21-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
020100	\$350,000 to \$360,000
154660	\$350,000
154680	\$350,000
154681	\$350,000
618920	\$350,000 to \$360,000
933280	\$350,000
933290	\$350,000
<b>Tax Lots:</b>	
212505	
Single sites from 9,075 to 17,260 Sqft	\$350,000

## Area 92-7

### Land Value Model Calibration

<b>Section:</b>	
NE 28-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
108875	\$300,000
<b>Tax Lots:</b>	
282505	
Single sites from 13,068 to 26,302 Sqft	\$300,000 to \$320,000
<b>Section:</b>	
NE 33-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
071000	\$300,000
071001	\$300,000
115300	\$300,000
115940	\$300,000
233000	\$300,000 to \$330,000
233020	\$300,000
233040	\$300,000
233270	\$300,000
233280	\$300,000
233290	\$300,000
247140	\$300,000
247210	\$300,000
247230	\$300,000
332500	\$300,000
425950	\$300,000
797110 Tax Lot like Plat Single sites from 10,010 to 22,494 Sqft	\$290,000 to \$320,000
797130	\$300,000
888000	\$300,000
<b>Tax Lots:</b>	
332505	
Single sites from 8,712 to 22,651 Sqft	\$280,000 to \$320,000
2.08 Acres	Base land \$300,000 multiplied by number of sites allowed by zoning with on-site development costs

## **Area 92-7**

### **Land Value Model Calibration**

<b>Section:</b>	
NW 33-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
085290	\$300,000
177650	\$300,000 to \$310,000
330400	\$200,000 Townhomes
330400	\$220,000 Detached Homes
919550	\$300,000
939990	\$300,000
<b>Tax Lots:</b>	
332505	
Single Sites from 10,453 to 24,435 Sqft	\$300,000 to \$330,000
<b>Section:</b>	
NW 34-25-05	
<b>Tax Lots:</b>	<b>Base Land Value</b>
342505	
Single sites from 11,501 Sqft to 1 Acre	\$300,000 to \$550,000
1.63 to 2.43 Acres	\$825,000 to \$1,050,000

## **Area 92-7**

### **Land Value Model Calibration**

<b>Section:</b>	
SW 03-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
068605	\$280,000
516030	\$280,000
781100	\$280,000
781110	\$280,000
781120	\$280,000
781121	\$280,000
781122	\$280,000
953890	\$280,000
953891	\$280,000
<b>Tax Lots:</b>	
032405	
Single sites from 12,196 to 33,064 Sqft	\$300,000 to \$475,000
5.02 Acres	Base land \$280,000 multiplied by number of sites allowed by zoning with on-site development costs
<b>Section:</b>	
SE 03-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
430520	\$275,000
439765	\$275,000
447190	\$280,000
737960	\$280,000
781100	\$280,000
883890 Tax Lot like Plat Single sites from 6,670 Sqft to 1.64 Acres	\$280,000 to \$773,000

## Area 92-7

### Land Value Model Calibration

<b>Section:</b>	
SW 04-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
931650	\$300,000
954180	\$300,000
954210	\$300,000
954220	\$300,000
954230	\$300,000
<b>Tax Lots:</b>	
Single sites from 13,937 to 24,750 Sqft	\$300,000 to \$320,000
<b>Section:</b>	
SE 04-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
358490	\$280,000
610740	\$300,000
620610	\$300,000
756950	\$200,000 Townhomes
954160	\$300,000
954270	\$300,000
954285	\$300,000
954286	\$300,000
956050	\$300,000
<b>Tax Lots:</b>	
042405	
Single Sites from 10,454 to 23,522 Sqft	\$280,000 to \$300,000
1.7 Acres	Base land \$280,000 multiplied by number of sites allowed by zoning with on-site development costs

## **Area 92-7**

### **Land Value Model Calibration**

<b>Section:</b>	
SW 27-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
067210 Tax Lot like Plat, High land impact area. Single Sites from 7,200 Sqft to 3+ Acres	\$280,000 to \$1,000,000
067210 2+ Acres	Base land \$300,000 to \$400,000 multiplied by number of sites allowed by zoning with on-site development costs
760580	\$280,000
<b>Section:</b>	
SE 28-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
770200	\$300,000
856140	\$300,000
856150	\$300,000
<b>Tax Lots:</b>	
High Land Impact Area	
Single sites from 10,000 Sqft to 1 Acre	\$300,000 to \$550,000
Single sites from 1.21 to 1.64 Acres	\$644,000 to \$838,000
<b>Section:</b>	
SW 33-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
939970	\$200,000 to \$300,000
<b>Tax Lots:</b>	
High Land Impact Area	
Single site 38,500 Sqft	\$520,000
Single site 16.13 Acres	\$2,554,000

**Area 92-7****Land Value Model Calibration**

<b>Section:</b>	
SE 33-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
278500	\$300,000
278510	\$300,000
326000	\$280,000
326010	\$280,000
326020	\$280,000
<b>Section:</b>	
SW 34-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
252470	\$400,000
865350 Single sites from 14,000 to 23,000 Sqft	\$340,000 to \$425,000
865350 Single sites from 33,105 to 39,388 Sqft	\$480,000 to \$525,000
<b>Tax Lots:</b>	
342505	
High Land Impact Area	
Single sites from 9,147 Sqft to 1.59 Acres	\$280,000 to \$815,000

## Area 92-7

### Land Value Model Calibration

<b>Adjustments</b>	
<b>View:</b>	
Bellevue Skyline	Excellent: \$15,000 Good: \$10,000 Average: \$ 7,000
Mountain:	
Cascades /Olympic /Mt Rainer	Excellent: \$15,000 Good: \$10,000 Average: \$ 7,000
Territorial:	
Lake Washington:	Average: \$4,000 Fair: \$2,000
Adjacent Glendale Golf Course	+\$50,000
<b>Traffic:</b>	
Moderate	-\$ 5,000 to -\$10,000
High:	-\$15,000 to -\$20,000
Extreme	-\$25,000 to -\$30,000
<b>Topography:</b>	-5% to -35%
<b>Wetlands:</b>	-5% to -75%
<b>Power Lines:</b>	-\$5,000 to -\$10,000
<b>Note:</b>	Large Tax lots where short platting is typical, base land values based on zoning and number of sites with consideration for on-site development costs

## **Area 92-7**

### **Land Value Model Calibration**

<b>Adjustments</b>	
<b>Note:</b>	
Large Tax lots where short platting is typical, land values are based on zoning. The base land value for the site size multiplied by number of sites permitted with consideration for on-site development costs	Example: Base land value = \$300,000 Zoning allows for 3 sites On-Site Development Cost = 25% $\$300,000 \times 3 = \$900,000 \times .75 = \$675,000$ New Base Land Value
<b>Development Costs Used*:</b>	
2 lots: 10% to 15%	
3 lots: 20% to 30%	
4 lots: 35% to 40%	
5 lots: 40% to 50%	
6 + lots: 50%+	
*Information derived from area builders.	

## **Area 92-10**

### **Land Value Model Calibration**

<b>Section:</b>	
NE 05-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
242570	\$375,000
321060	\$375,000
321070	\$375,000
<b>Tax Lots:</b>	
052405 Single sites from 8,276 to 27,442 Sqft	\$375,000 to \$460,000
<b>Section:</b>	
NW 05-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
068655	\$340,000
221300	\$325,000
259170	\$300,000
316960	\$350,000
668450	\$325,000
<b>Tax Lots:</b>	
052405	
Single Sites from 6,918 to 23,595 Sqft	\$300,000 to \$600,000
21,780 Sqft to 1.03 Acres	Base land \$350,000 to \$375,000 multiplied by number of sites allowed by zoning with on-site development costs

## **Area 92-10**

### **Land Value Model Calibration**

<b>Section:</b>	
SW 05-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
071160	\$375,000
231140	\$375,000
386020	\$375,000 to \$450,000
386040	\$375,000 to \$525,000
532610	\$375,000
<b>Tax Lots:</b>	
052405 Single Sites from 7,405 to 38,583 Sqft	\$375,000 to \$755,000
<b>Section:</b>	
SE 05-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
242510	\$375,000
666400	\$375,000 to \$500,000
732490	\$375,000
<b>Tax Lots:</b>	
052405	
Single Sites from 7,400 to 40,102 Sqft	\$375,000 to \$670,000

## **Area 92-10**

### **Land Value Model Calibration**

<b>Section:</b>	
NW 08-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
156160	\$375,000 to \$485,000
234430	\$350,000 to \$485,000
951410	\$375,000
<b>Tax Lots:</b>	
Single Sites from 6,534 to 23,522 Sqft	\$325,000 to \$525,000
1 Acre	Base land \$375,000 multiplied by number of sites allowed by zoning with on-site development costs
<b>Section:</b>	
NE 08-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
062760	\$375,000
064400	\$400,000 to \$600,000
064420	\$400,000
064421	\$400,000
068540	\$375,000
105620	\$375,000
245000	\$375,000
245050	\$375,000
245100	\$375,000
339440	\$375,000
700010	\$325,000 to \$400,000
<b>Tax Lots:</b>	
082405	
Single Sites from 9,375 to 23,350 Sqft	\$325,000 to \$450,000

## **Area 92-10**

### **Land Value Model Calibration**

<b>Section:</b>	
SW 08-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
234430	\$375,000 to \$470,000
<b>Section:</b>	
SE 08-24-05	
<b>Major Number:</b>	<b>Base Land Value</b>
245000	\$375,000
339410	\$375,000
700010	\$300,000 to \$355,000
<b>Tax Lots:</b>	
<b>082405</b>	
Single Sites from 11,601 to 19,301 Sqft	\$325,000 to \$400,000
<b>Section:</b>	
SW 32-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
065000	\$350,000
068200	\$375,000
522330	\$375,000
677970	\$350,000
<b>Tax Lots:</b>	
<b>322505</b>	
Single Sites from 8,276 to 11,761 Sqft	\$350,000
1.66 Acres	Base land \$350,000 multiplied by number of sites allowed by zoning with on-site development costs

## **Area 92-10**

### **Land Value Model Calibration**

<b>Section:</b>	
SE 32-25-05	
<b>Major Number:</b>	<b>Base Land Value</b>
672970	\$350,000
814610	\$350,000
814620	\$350,000
814630	\$350,000
<b>Tax Lots:</b>	
322505	
Single Sites from 8,900 to 9,000 Sqft	\$350,000

## Area 92-10

### Land Value Model Calibration

<b>Adjustments</b>	
<b>Views:</b>	<b>Adjustment:</b>
Lake Washington:	
Average Lake view with secondary views	\$25,000
Fair Lake view with secondary views	\$15,000
Average Lake no secondary views	\$20,000
Fair Lake no secondary views	\$10,000
<b>Secondary Views :</b>	
Territorial/ Mountains: Cascades/Olympic/ Mt. Rainer/Bellevue or Seattle Skylines	Good: \$7,000 Average: \$5,000
<b>Traffic:</b>	
Moderate	-\$ 5,000 to -\$10,000
High	-\$15,000 to -\$20,000
Extreme	-\$25,000 to -\$30,000
<b>Topography:</b>	-5% to -35%
<b>Bellevue High School sports field:</b>	-\$5,000 to -\$25,000
<b>Note:</b>	
Large Tax lots where short platting is typical, land values are based on zoning. The base land value for the site size multiplied by number of sites with consideration for on-site development costs	Example: Base land value = \$350,000 Zoning allows for 4 sites On-Site Development Cost = 35% $\$350,000 \times 4 = \$1,400,000 \times .35 = \$910,000$ New Base Land Value
<b>Development Costs Used*:</b>	
2 lots: 10% to 15%	
3 lots: 20% to 30%	
4 lots: 35% to 40%	
5 lots: 40% to 50%	
6 + lots: 50%+	
*Information derived from area builders.	

**Vacant Sales Used In This Physical Inspection Analysis**  
**Area 92**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
6	024900	0030	4/8/03	\$175,000	7,589	N	N
6	025000	0185	4/23/03	\$105,000	19,408	N	N
6	025000	0330	9/3/04	\$340,000	8,400	N	N
6	068680	0080	4/29/03	\$163,000	11,100	N	N
6	070800	0020	6/17/04	\$350,000	8,710	N	N
6	202505	9111	1/7/03	\$405,000	10,390	N	N
6	202505	9112	3/3/04	\$75,000	1,160	Y	N
6	202620	0043	8/15/05	\$1,100,000	37,096	N	N
6	202620	0055	4/30/04	\$700,000	35,481	N	N
6	278580	0035	4/21/04	\$450,000	12,250	N	N
6	278580	0055	7/15/05	\$500,000	11,342	N	N
6	325050	0005	10/8/03	\$375,000	11,904	N	N
6	325050	0010	1/7/04	\$378,000	11,700	N	N
6	325050	0025	4/10/03	\$350,000	11,779	N	N
6	325050	0055	10/28/03	\$400,000	11,785	N	N
6	507840	0200	12/16/04	\$588,000	13,600	Y	N
6	634400	0170	6/13/05	\$480,000	9,249	N	N
6	664590	0040	3/29/05	\$490,000	10,209	N	N
6	796390	0180	3/3/04	\$217,500	20,475	Y	N
6	808600	0090	12/29/03	\$499,950	11,057	N	N
6	953360	0020	8/6/04	\$425,000	10,260	N	N
6	953410	0035	1/11/05	\$469,980	10,000	N	N
7	154660	0295	8/2/04	\$712,950	12,781	N	N
7	154660	0355	5/25/04	\$300,000	14,794	N	N
7	207770	0070	2/15/05	\$220,000	24,830	N	N
7	282505	9067	5/27/05	\$135,000	47,044	N	N
7	342505	9219	4/13/05	\$269,000	34,848	Y	N
7	856150	0120	4/21/05	\$325,000	9,825	N	N
7	883890	0019	11/16/05	\$256,000	12,064	N	N
7	883890	0021	10/31/05	\$256,000	13,339	N	N
7	954210	0077	6/14/05	\$200,000	11,267	Y	N
10	052405	9056	4/4/03	\$270,000	10,451	N	N
10	052405	9078	8/4/04	\$510,000	23,958	N	N
10	052405	9148	1/22/04	\$383,676	9,583	N	N
10	052405	9314	1/30/03	\$230,000	10,031	N	N
10	052405	9315	5/6/03	\$270,000	10,500	N	N
10	062760	0050	1/5/05	\$400,000	8,160	N	N
10	064400	0005	3/12/03	\$270,000	11,275	N	N
10	064400	0145	6/23/04	\$405,000	9,727	N	N
10	064400	0190	8/29/05	\$620,000	12,430	N	N
10	064400	0215	10/25/04	\$420,000	11,550	N	N

**Vacant Sales Used In This Physical Inspection Analysis**  
**Area 92**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
10	068540	0055	7/14/04	\$405,000	9,800	N	N
10	071100	0040	1/10/03	\$305,000	9,579	N	N
10	071100	0050	1/13/03	\$310,000	9,583	N	N
10	071100	0110	6/1/04	\$345,000	9,576	N	N
10	082405	9042	6/15/04	\$550,000	17,859	N	N
10	082405	9164	4/29/05	\$525,000	12,196	N	N
10	156160	0100	1/17/03	\$310,000	10,462	N	N
10	221300	0010	6/1/04	\$270,000	7,548	N	N
10	221300	0060	6/20/03	\$255,000	9,620	N	N
10	231140	0150	8/1/03	\$309,000	9,603	N	N
10	234430	0130	12/21/05	\$577,500	14,000	N	N
10	234430	0200	1/30/04	\$310,000	10,100	N	N
10	245000	0050	11/3/04	\$375,000	12,170	N	N
10	245000	0110	4/27/05	\$534,000	8,113	N	N
10	245000	0210	5/6/03	\$315,000	8,113	N	N
10	245000	0285	11/5/03	\$302,000	8,113	N	N
10	245050	0301	2/21/03	\$264,000	8,114	N	N
10	245100	0080	2/19/04	\$350,000	8,885	N	N
10	386040	0063	4/18/03	\$485,000	9,416	N	N
10	386090	0020	10/8/03	\$370,000	15,300	N	N
10	700010	0691	10/27/03	\$525,000	11,863	N	N
10	700010	0800	3/21/05	\$300,000	11,492	N	N
10	732490	0040	1/7/05	\$350,000	9,045	N	N
10	951410	0010	2/4/05	\$510,000	10,260	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	SD	SP	Comment
6	024900	0200	3/12/03	\$175,000	TEAR DOWN; NO MARKET EXPOSURE;
6	202505	9112	1/24/05	\$600,000	MULTI-PARCEL SALE;
7	154660	0270	2/19/03	\$1,025,000	MULTI-PARCEL SALE;
7	154660	0275	2/19/03	\$1,025,000	MULTI-PARCEL SALE;
7	154660	0295	2/19/03	\$1,025,000	MULTI-PARCEL SALE;
7	154660	0300	2/19/03	\$1,025,000	MULTI-PARCEL SALE;
7	154660	0305	2/19/03	\$1,025,000	MULTI-PARCEL SALE;
7	207770	0045	9/2/05	\$30,000	NO MARKET EXPOSURE;
7	233000	0190	6/9/05	\$870,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	233000	0195	6/9/05	\$870,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	233000	0205	6/9/05	\$870,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	332505	9080	12/6/05	\$525,000	NO MARKET EXPOSURE;
7	332505	9176	2/26/04	\$100,000	NO MARKET EXPOSURE;
7	332505	9218	6/23/03	\$172,500	NON-REPRESENTATIVE SALE;
7	332505	9218	6/23/03	\$172,500	NON-REPRESENTATIVE SALE;
7	342505	9285	11/11/05	\$1,400,000	MULTI-PARCEL SALE;
7	342505	9286	11/11/05	\$1,400,000	MULTI-PARCEL SALE;
7	342505	9287	11/11/05	\$1,400,000	MULTI-PARCEL SALE;
7	342505	9289	5/16/05	\$350,000	NO MARKET EXPOSURE
7	342505	9292	12/13/05	\$250,000	NO MARKET EXPOSURE;
7	342505	9292	12/13/05	\$250,000	NON-REPRESENTATIVE SALE;
7	856150	0120	4/7/05	\$827,500	MULTI-PARCEL SALE;
7	883890	0017	11/15/04	\$480,000	MULTI-PARCEL SALE;
7	883890	0018	11/15/04	\$480,000	MULTI-PARCEL SALE;
10	052405	9316	6/18/03	\$540,000	MULTI-PARCEL SALE
10	052405	9316	6/18/03	\$540,000	MULTI-PARCEL SALE;
10	064400	0200	9/25/03	\$141,139	QUIT CLAIM DEED;
10	064420	0035	5/20/05	\$635,000	MULTI-PARCEL SALE;
10	082405	9123	6/18/03	\$540,000	MULTI-PARCEL SALE;
10	156160	0100	10/20/03	\$58,771	FULL SALES PRICE NOT REPORTED
10	245050	0060	8/5/05	\$500,000	TEAR DOWN; QUIT CLAIM DEED;
10	573960	1530	2/24/03	\$90,500	GOVERNMENT AGENCY;
10	951410	0085	8/5/04	\$500,000	MULTI-PARCEL SALE;

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

**Area 92** is comprised of primarily single -family residential, a few multi-family residential and some commercial properties. Due to it's proximity to Bellevue's Central business district, Area 92 is a highly desirable area. Area 92 has convenient access to Seattle and to communities to the North and South via I-90, State Route 520 and I-405. Area 92 has three distinct sub areas.

**Sub-Area 92-6** is the closest to the Bellevue Central business district and is experiencing a very fast paced market. Sub-Area 92-6 is considered to be a very desirable area and is currently experiencing a great amount of gentrification. Homes built primarily during the 1950's and 1960's are being demolished and replaced with new larger two-story homes. Larger tax parcels are being developed into smaller parcels. Most of the rapid transition is occurring in the older neighborhoods and is expected to continue.

**Sub-Area 92-7** includes the neighborhoods of Woodridge, Wilburton and Glendale Golf & Country Club, is experiencing the least amount of gentrification. The majority of the older houses have undergone updating or renovations and a small percentage have been demolished for new construction. Large undeveloped land parcels are being purchased and subdivided into new plats where feasible. Sub-area 92-7 has a higher degree of properties impacted by topography, wet lands and steep slopes, making development more costly. A number of the larger parcels in sub-area 92-7 are owned by the City of Bellevue and offer a number of recreational uses.

**Sub-Area 92-10** is also experiencing a fast paced market. Gentrification in this sub-area is occurring mainly in the Enatai neighborhood. Properties impacted by topography occur but to a lesser degree than in sub-area 92-7. In general sub-area 92-10 is a diverse mix of single family, multi-family residential and commercial properties.

**Sub-areas 92-6 and 10** older improvements have either reach or are approaching the end of their economic life. These properties are being purchased by developers who demolished the improvements and construct larger new homes. In sub-area 92-6 and 10, the older improvements which remain have minimal improvement value attributed to them.

The sales sample is a good representation for the characteristics for the population, 73% of the improved population received EMV.

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

The majority of parcels in Area 92 were valued using the multiplicative valuation model described below. The model was developed using NCSS (Number Crunching Statistical Software). RCNLD is an acronym for Replacement Cost New Less Depreciation.

<b>Variable</b>	<b>Definition/Transformation</b>
Base Land	=The coefficient times the natural log of base land divided by 1000.
Sub Area 7	=If Sub area equals 7, then the coefficient times the natural log of 10.
Sub Area 10	=If Sub area equals 10, then the coefficient times the natural log of 10.
Plat439765	=If major number is 439765, then the coefficient times the natural log of 10.
Total RCNLD	=The coefficient times the natural log of Total RCNLD divided by 1000.
Age	=The coefficient times the natural log of age +1
High Grade	=If the grade is greater than 11, then the coefficient times the natural log of 10.
Good Condition	=If condition equals 4, then the coefficient times the natural log of 10.
Very Good Condition	=If condition equals 5, then the coefficient times the natural log of 10.
Total View	=Total view greater than 0, the coefficient times the natural log of 10.
Heavy Traffic	=Heavy Traffic greater than 0, the coefficient times the natural log of 10.
Grade equals 11	=If grade equals 11, then the coefficient times the natural log of 10.
Grade equals 10 and not in sub area 7	=If grade equals 10, and sub area does not equal 7, then the coefficient times the natural log of 10.

EMV values were not generated for:

- Building grade <3
- Parcels with more than one building
- If total EMV is less than base land value
- Lot size less than 1,000 square feet

### **Improved Parcel Total Value Model Calibration continued**

<b>Variable</b>	<b>Coefficients</b>
Intercept	= 1.404137
Sub7YN	=-3.85E-02
Sub10YN	= -2.70E-02
Plat439765YN	=-7.19E-02
BaseLandC	=0.4616352
TotalRcnldC	=0.4687687
AgeC	=-8.21E-02
HiGradeYN	=0.0897262
Good ConditionYN	=1.70E-02
Very Good Condition YN	=3.75E-02
TotViewYN	=0.0273309
HvyTrafYN	=-0.0233352
Grade11YN	=6.56E-02
Grade10notsub7YN	=3.07E-02

#### Improved Parcel Valuation Model

EMV=

EXP( 1.404137-3.854531E-02\*Sub7YN-2.701909E-02\*Sub10YN-7.189549E-02\*Plat439765YN+ .4616352\*BaseLandC+ .4687687\*TotalRcnldC-8.205711E-02\*AgeC+ .0897262\*HiGradeYN+ 1.702517E-02\*GoodYN+ 3.752586E-02\*VGoodYN+ .0273309\*TotViewYN- .0233352\*HvyTrafYN+ 6.560387E-02\*Grade11YN+ 3.066011E-02\*Grade10YN)\*1000

Truncate to nearest \$1,000

<b>EMV</b>	<b>=TOTAL VALUE</b>
<b>LAND VALUE</b>	<b>= BASE LAND VALUE</b>
<b>IMPROVEMENT VALUE</b>	<b>=EMV-BASE LAND VALUE</b>

## Glossary for Improved Sales

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble;

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	202505	9163	4/8/05	\$2,200,000	1610	480	5	1900	3	104,108	N	N	2663 104TH AV NE
006	808540	0495	4/22/03	\$330,000	830	0	6	1953	3	8,100	N	N	9844 NE 26TH ST
006	808540	0376	8/2/05	\$610,000	870	0	6	1953	4	9,520	N	N	2822 98TH AV NE
006	202505	9014	6/7/05	\$470,000	880	0	6	1934	3	9,975	N	N	2819 104TH AV NE
006	664590	0080	2/10/05	\$399,950	850	450	7	1954	3	10,195	N	N	10022 NE 29TH PL
006	664590	0090	10/5/05	\$610,000	850	370	7	1955	4	11,300	N	N	10039 NE 30TH PL
006	953410	0040	10/26/05	\$550,000	850	420	7	1955	3	7,810	N	N	2006 106TH AV NE
006	025000	0025	5/13/04	\$285,000	880	0	7	1954	3	7,440	N	N	10620 NE 26TH ST
006	953310	0245	9/1/03	\$370,000	920	360	7	1952	3	8,714	N	N	10231 NE 20TH PL
006	070800	0085	3/27/03	\$315,000	960	600	7	1954	3	9,593	N	N	10631 NE 16TH ST
006	347280	0075	2/20/04	\$363,000	970	110	7	1953	3	7,460	N	N	1617 100TH AV NE
006	664590	0065	7/31/04	\$415,000	970	700	7	1954	4	8,152	N	N	2910 100TH AV NE
006	325050	0116	12/15/05	\$689,000	1000	500	7	1951	3	10,796	N	N	9823 NE 19TH ST
006	507840	0125	6/24/04	\$408,000	1000	700	7	1952	5	7,344	N	N	1504 102ND AV NE
006	507840	0130	6/2/04	\$450,000	1000	700	7	1952	3	11,080	N	N	1514 102ND AV NE
006	507840	0215	5/13/04	\$390,000	1000	700	7	1952	4	6,952	N	N	1417 102ND AV NE
006	664590	0070	3/19/04	\$350,000	1000	550	7	1954	3	8,148	N	N	10006 NE 29TH PL
006	126620	0025	12/3/03	\$305,000	1010	1010	7	1949	4	10,260	N	N	11034 NE 15TH ST
006	202505	9138	8/18/05	\$615,000	1020	970	7	1954	4	10,500	N	N	10014 NE 24TH ST
006	886100	0135	6/6/03	\$427,500	1050	1000	7	1953	3	14,403	N	N	10219 NE 30TH PL
006	953360	0155	6/23/05	\$599,950	1050	420	7	1953	3	10,547	N	N	1821 101ST AV NE
006	953360	0155	12/15/04	\$451,500	1050	420	7	1953	3	10,547	N	N	1821 101ST AV NE
006	068500	0200	8/4/05	\$649,950	1080	1060	7	2004	3	7,859	N	N	2316 100TH AV NE
006	202505	9135	8/13/04	\$465,000	1080	0	7	1956	3	10,640	N	N	2841 103RD AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	886100	0155	7/27/05	\$465,000	1080	0	7	1953	3	13,189	N	N	10259 NE 30TH PL	
006	339150	0095	6/29/05	\$487,500	1090	450	7	1955	4	10,395	N	N	1706 111TH AV NE	
006	953310	0170	10/6/05	\$570,000	1100	700	7	1952	3	8,640	N	N	10228 NE 20TH PL	
006	953310	0240	9/2/04	\$385,000	1100	0	7	1952	3	8,705	N	N	10235 NE 20TH PL	
006	953360	0085	9/23/03	\$385,000	1100	640	7	1953	3	10,230	N	N	10009 NE 21ST ST	
006	886100	0130	5/19/03	\$380,000	1120	300	7	1953	3	13,468	N	N	10209 NE 30TH PL	
006	953360	0090	12/8/03	\$405,000	1120	710	7	1954	4	10,230	N	N	10017 NE 21ST ST	
006	953360	0135	9/7/04	\$437,500	1120	1350	7	1953	3	10,584	N	N	1814 100TH AV NE	
006	953360	0135	1/8/03	\$350,000	1120	1350	7	1953	3	10,584	N	N	1814 100TH AV NE	
006	025000	0285	10/18/05	\$631,000	1130	0	7	1954	3	8,405	N	N	2413 108TH AV NE	
006	024900	0135	10/31/03	\$360,000	1140	0	7	1953	5	9,137	N	N	2634 106TH AV NE	
006	507840	0025	11/23/04	\$645,000	1140	990	7	1952	5	10,400	N	N	10037 NE 13TH ST	
006	025000	0055	3/4/03	\$309,000	1150	0	7	1954	3	8,391	N	N	2713 107TH AV NE	
006	025000	0155	6/16/05	\$527,525	1160	1100	7	1955	4	11,298	N	N	2615 108TH AV NE	
006	238700	0100	5/3/04	\$405,000	1160	1160	7	1963	4	6,750	N	N	10455 NE 16TH PL	
006	068500	0145	4/9/03	\$315,000	1170	570	7	1968	4	8,442	N	N	10223 NE 24TH ST	
006	068500	0145	2/23/05	\$440,000	1170	570	7	1968	4	8,442	N	N	10223 NE 24TH ST	
006	068500	0145	10/7/03	\$405,000	1170	570	7	1968	4	8,442	N	N	10223 NE 24TH ST	
006	634400	0010	10/26/05	\$558,000	1180	0	7	1958	4	9,112	N	N	10638 NE 18TH ST	
006	024900	0075	9/26/03	\$400,000	1190	0	7	1953	3	8,346	N	N	2643 106TH AV NE	
006	025000	0320	9/23/03	\$329,000	1190	0	7	1954	3	9,293	N	N	10807 NE 26TH ST	
006	068500	0225	12/13/04	\$415,000	1200	0	7	1953	3	8,442	N	N	10028 NE 23RD ST	
006	292505	9183	7/26/05	\$450,000	1200	0	7	1952	3	6,831	N	N	1209 112TH AV NE	
006	292505	9183	6/3/03	\$310,000	1200	0	7	1952	3	6,831	N	N	1209 112TH AV NE	
006	292505	9188	10/24/03	\$307,000	1200	0	7	1952	3	11,269	N	N	1211 112TH AV NE	
006	339150	0055	6/9/03	\$315,600	1210	0	7	1955	3	9,900	N	N	10924 NE 18TH PL	
006	808540	0365	6/27/03	\$345,000	1210	0	7	1954	3	9,384	N	N	9831 NE 29TH ST	
006	634400	0030	3/22/04	\$385,000	1230	0	7	1959	3	9,112	N	N	10612 NE 18TH ST	
006	507840	0290	11/28/05	\$595,000	1240	960	7	1951	3	7,917	N	N	10038 NE 15TH ST	
006	953310	0030	8/14/03	\$323,000	1240	0	7	1952	3	8,640	N	N	10240 NE 21ST PL	
006	292505	9226	9/14/05	\$668,000	1260	630	7	1956	4	12,100	N	N	10106 NE 16TH PL	
006	066300	0060	8/23/05	\$640,000	1270	0	7	1953	3	15,225	N	N	1638 104TH AV NE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	202505	9136	11/28/05	\$450,000	1270	0	7	1954	3	9,424	N	N	10234 NE 24TH ST	
006	024900	0040	12/14/04	\$425,000	1280	0	7	1953	4	7,815	N	N	10502 NE 26TH ST	
006	068500	0070	2/4/04	\$374,500	1280	0	7	1953	5	8,968	N	N	10239 NE 23RD ST	
006	808540	0531	10/21/05	\$501,000	1280	0	7	1952	3	8,040	N	N	2512 98TH AV NE	
006	953310	0225	2/24/04	\$385,000	1280	860	7	1952	3	8,676	N	N	10255 NE 20TH PL	
006	434880	0020	2/22/05	\$469,000	1290	0	7	1952	4	9,112	N	N	1222 111TH AV NE	
006	024900	0105	5/20/04	\$420,000	1300	0	7	1953	4	8,400	N	N	10616 NE 28TH ST	
006	024900	0115	5/19/03	\$309,950	1300	0	7	1953	4	8,266	N	N	10610 NE 26TH ST	
006	024900	0140	12/17/04	\$382,500	1300	0	7	1953	4	9,539	N	N	2626 106TH AV NE	
006	025000	0145	8/5/05	\$575,000	1308	1040	7	1954	4	10,352	N	N	10718 NE 26TH ST	
006	278580	0020	4/11/05	\$707,000	1310	1310	7	1957	5	10,802	N	N	2528 102ND AV NE	
006	507840	0185	3/12/03	\$460,000	1320	0	7	1952	4	9,180	N	N	10048 NE 13TH ST	
006	025000	0305	8/29/05	\$540,000	1330	0	7	1954	3	9,200	N	N	10557 NE 25TH ST	
006	953310	0035	10/26/05	\$549,950	1330	0	7	1952	3	8,640	N	N	10234 NE 21ST PL	
006	072600	0005	1/4/05	\$470,000	1350	0	7	1954	4	8,970	N	N	1311 108TH AV NE	
006	072600	0005	10/13/04	\$342,050	1350	0	7	1954	4	8,970	N	N	1311 108TH AV NE	
006	238700	0030	4/20/05	\$465,000	1350	900	7	1945	5	8,652	N	N	10416 NE 16TH PL	
006	808600	0096	8/17/05	\$550,000	1370	770	7	1958	3	10,853	N	N	9844 NE 22ND ST	
006	292505	9281	9/15/05	\$650,000	1380	0	7	1952	4	13,068	N	N	1604 108TH AV NE	
006	339150	0025	6/14/05	\$605,000	1380	0	7	1955	4	11,918	N	N	10906 NE 18TH ST	
006	434880	0045	11/3/05	\$480,000	1380	0	7	1952	4	6,890	N	N	1250 111TH AV NE	
006	953310	0230	5/19/04	\$334,000	1380	0	7	1952	3	8,686	N	N	10247 NE 20TH PL	
006	072700	0065	1/26/05	\$400,000	1390	0	7	1953	3	7,474	N	N	1212 106TH AV NE	
006	202505	9048	4/6/05	\$2,200,000	1390	300	7	1958	3	104,108	N	N	2661 104TH AV NE	
006	664290	0090	10/21/04	\$432,500	1390	0	7	1953	4	10,217	N	N	10032 NE 28TH PL	
006	856240	0020	3/8/05	\$540,000	1390	0	7	1998	3	8,547	N	N	10436 NE 15TH ST	
006	953360	0140	6/28/04	\$435,000	1390	510	7	1953	4	10,584	N	N	1804 100TH AV NE	
006	025000	0020	6/23/03	\$329,900	1400	0	7	1954	3	8,352	N	N	10710 NE 28TH ST	
006	024900	0230	4/20/04	\$365,000	1410	0	7	1952	4	9,996	N	N	10529 NE 25TH ST	
006	024900	0230	1/19/05	\$462,000	1410	0	7	1952	4	9,996	N	N	10529 NE 25TH ST	
006	953310	0285	6/11/03	\$435,000	1410	0	7	1952	3	8,241	N	N	2045 102ND AV NE	
006	025000	0325	12/1/05	\$600,000	1420	0	7	1954	4	8,400	N	N	2516 108TH AV NE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	142420	0035	9/30/04	\$450,000	1420	1420	7	1952	3	12,180	N	N	9803 NE 15TH ST
006	202505	9063	8/19/04	\$437,000	1420	0	7	1954	4	9,424	N	N	10222 NE 24TH ST
006	339150	0135	10/20/04	\$400,000	1420	0	7	1980	3	10,092	N	N	1715 112TH AV NE
006	339150	0135	7/29/03	\$305,000	1420	0	7	1980	3	10,092	N	N	1715 112TH AV NE
006	339150	0140	12/29/03	\$360,000	1420	0	7	1980	3	10,102	N	N	1655 112TH AV NE
006	339150	0145	6/10/05	\$355,000	1420	0	7	1980	3	10,112	N	N	1605 112TH AV NE
006	507840	0240	6/9/05	\$645,000	1420	0	7	1951	5	8,010	N	N	10035 NE 15TH ST
006	808540	0375	11/30/04	\$537,000	1450	0	7	1959	4	8,976	N	N	2818 98TH AV NE
006	808540	0375	5/16/03	\$405,000	1450	0	7	1959	4	8,976	N	N	2818 98TH AV NE
006	066300	0015	6/3/03	\$389,000	1460	0	7	1951	4	10,000	N	N	10424 NE 17TH ST
006	664290	0040	12/9/05	\$885,000	1460	990	7	2002	3	10,200	N	N	10011 NE 28TH PL
006	953310	0110	7/20/04	\$390,000	1460	0	7	1952	3	8,640	N	N	10249 NE 21ST PL
006	808540	0426	5/7/03	\$512,000	1470	860	7	1962	4	8,520	N	N	2724 98TH AV NE
006	126620	0020	10/21/05	\$495,000	1480	0	7	1952	3	10,260	N	N	11026 NE 15TH ST
006	664290	0075	3/21/05	\$387,000	1480	0	7	1953	3	10,197	N	N	10020 NE 28TH PL
006	238700	0110	7/21/04	\$437,500	1490	0	7	1963	4	6,930	N	N	10454 NE 16TH PL
006	068500	0025	12/16/05	\$638,800	1520	0	7	1953	3	9,056	N	N	10029 NE 23RD ST
006	066300	0045	10/12/05	\$700,000	1550	0	7	2003	3	14,356	N	N	10435 NE 17TH ST
006	025000	0350	6/25/05	\$545,000	1570	0	7	1954	4	8,400	N	N	2410 108TH AV NE
006	325050	0136	9/12/05	\$625,000	1570	0	7	1951	3	9,900	N	N	1812 98TH AV NE
006	072600	0105	6/17/03	\$437,870	1580	0	7	1954	5	9,024	N	N	10609 NE 13TH ST
006	068500	0275	11/20/03	\$392,500	1600	0	7	1953	3	8,442	N	N	10242 NE 23RD ST
006	202505	9051	5/20/04	\$367,500	1610	0	7	1953	3	12,224	N	N	10324 NE 28TH PL
006	072600	0045	6/15/04	\$412,000	1620	290	7	1954	3	7,774	N	N	1315 106TH PL NE
006	068500	0290	8/9/05	\$630,000	1630	0	7	2003	3	7,808	N	N	2317 103RD AV NE
006	126620	0145	9/19/05	\$500,000	1650	0	7	1958	3	10,260	N	N	11022 NE 14TH ST
006	953310	0210	10/16/03	\$323,951	1660	0	7	1954	3	9,458	N	N	1925 104TH AV NE
006	664290	0010	10/24/03	\$379,000	1670	600	7	1982	3	10,200	N	N	10035 NE 28TH PL
006	066300	0050	7/1/03	\$367,000	1680	0	7	1951	3	17,136	N	N	10425 NE 17TH ST
006	953360	0065	5/5/03	\$408,500	1680	0	7	1953	4	10,230	N	N	10020 NE 21ST ST
006	339150	0105	4/1/05	\$587,500	1690	0	7	1955	4	9,240	N	N	11025 NE 17TH ST
006	068500	0230	4/25/03	\$495,000	1700	0	7	1953	4	8,442	N	N	10034 NE 23RD ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	808540	0491	11/17/03	\$350,000	1700	0	7	1952	4	8,100	N	N	9826 NE 26TH ST
006	953360	0185	9/9/04	\$478,000	1700	0	7	1953	4	8,534	N	N	1820 101ST AV NE
006	953360	0185	11/3/03	\$344,500	1700	0	7	1953	4	8,534	N	N	1820 101ST AV NE
006	025000	0150	4/27/05	\$501,000	1710	0	7	1954	5	12,466	N	N	10728 NE 26TH ST
006	025100	0040	4/1/05	\$499,000	1710	0	7	1954	4	9,045	N	N	10431 NE 28TH PL
006	855590	0010	11/26/05	\$750,000	1740	920	7	1973	4	11,680	N	N	10007 NE 17TH ST
006	202505	9134	7/17/03	\$360,000	1760	0	7	1953	3	16,928	N	N	10314 NE 28TH PL
006	339150	0160	7/21/03	\$607,500	1770	0	7	1955	5	8,455	N	N	10825 NE 18TH ST
006	292505	9171	7/27/05	\$600,000	1830	0	7	1955	4	9,147	N	N	1226 108TH AV NE
006	278580	0005	10/3/03	\$480,000	1880	1040	7	1957	4	10,802	N	N	2418 102ND AV NE
006	292505	9176	1/13/03	\$420,000	1940	0	7	1978	4	16,552	N	N	1602 108TH AV NE
006	142420	0101	9/14/05	\$590,000	2020	0	7	1952	3	7,700	N	N	1413 100TH AV NE
006	278580	0050	3/21/05	\$639,950	2030	0	7	1956	5	11,342	N	N	2515 102ND AV NE
006	953360	0145	5/16/03	\$338,000	2030	0	7	1953	4	10,443	N	N	1803 101ST AV NE
006	808600	0056	4/3/03	\$407,000	2110	0	7	1958	3	11,008	N	N	9855 NE 23RD ST
006	024900	0025	10/26/04	\$533,000	2240	0	7	1952	3	9,282	N	N	2519 105TH AV NE
006	202505	9016	4/8/05	\$2,200,000	2730	0	7	1952	3	104,108	N	N	2631 104TH AV NE
006	142420	0045	7/29/04	\$499,000	2910	0	7	1950	3	12,730	N	N	9715 NE 15TH ST
006	808600	0006	9/5/03	\$455,000	1160	1150	8	1953	4	9,000	N	N	2321 100TH AV NE
006	856240	0030	5/17/04	\$447,000	1430	0	8	1952	4	9,485	N	N	10456 NE 15TH ST
006	856240	0030	8/13/03	\$390,000	1430	0	8	1952	4	9,485	N	N	10456 NE 15TH ST
006	202505	9150	12/26/03	\$415,000	1440	0	8	1967	3	13,296	N	N	10208 NE 26TH ST
006	571000	0030	9/6/05	\$740,000	1460	850	8	1957	4	10,080	N	N	9851 NE 16TH ST
006	571000	0030	3/4/03	\$650,000	1460	850	8	1957	4	10,080	N	N	9851 NE 16TH ST
006	571000	0055	8/16/05	\$785,099	1490	1150	8	1964	3	10,080	N	N	9842 NE 15TH ST
006	666900	0110	9/16/05	\$699,950	1540	700	8	1968	4	9,976	N	N	10814 NE 19TH PL
006	796390	0155	8/24/05	\$665,000	1550	860	8	1976	3	11,790	N	N	2224 109TH AV NE
006	643350	0070	6/22/05	\$570,000	1590	1220	8	1967	5	13,724	N	N	2727 101ST PL NE
006	643350	0030	9/1/05	\$615,000	1600	590	8	1967	4	11,774	N	N	10035 NE 27TH ST
006	138910	0030	4/21/05	\$610,000	1610	860	8	1979	3	10,144	N	N	10701 NE 19TH PL
006	856240	0035	10/13/04	\$440,000	1640	0	8	1954	3	9,406	N	N	10403 NE 15TH ST
006	796390	0005	11/8/04	\$613,800	1680	900	8	1956	5	13,970	N	N	10809 NE 20TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	796390	0005	10/2/03	\$585,000	1680	900	8	1956	5	13,970	N	N	10809 NE 20TH ST	
006	643350	0020	4/7/04	\$680,000	1720	1590	8	1967	5	11,747	N	N	10029 NE 27TH ST	
006	068690	0050	11/20/03	\$650,000	1840	1740	8	1966	5	18,415	N	N	2646 109TH PL NE	
006	202505	9083	10/6/05	\$739,000	1840	710	8	1993	4	40,072	N	N	2601 104TH AV NE	
006	138910	0110	9/2/03	\$445,000	1960	0	8	1979	3	12,450	N	N	10612 NE 19TH PL	
006	808540	0366	10/4/05	\$758,000	1970	760	8	1968	4	9,384	N	N	9827 NE 29TH ST	
006	024900	0220	11/21/05	\$720,000	2010	0	8	2005	3	10,350	N	N	10536 NE 24TH ST	
006	068500	0090	9/8/03	\$420,000	2020	0	8	1967	3	9,694	N	N	10290 NE 22ND PL	
006	070800	0080	4/13/05	\$700,000	2100	0	8	1954	5	9,588	N	N	10630 NE 14TH ST	
006	953310	0290	8/1/05	\$725,000	2130	0	8	1953	5	8,321	N	N	2051 102ND AV NE	
006	808540	0211	4/22/05	\$770,000	2220	0	8	1993	4	9,384	N	N	9837 NE 30TH ST	
006	070800	0050	1/16/04	\$761,957	2240	950	8	2003	3	8,475	N	N	1511 106TH AV NE	
006	238700	0010	3/22/05	\$585,770	2880	0	8	1968	4	9,100	N	N	10404 NE 16TH PL	
006	238700	0060	8/22/05	\$1,280,000	4690	0	8	2003	3	9,270	N	N	10425 NE 16TH PL	
006	643350	0080	12/6/04	\$650,000	1590	1440	9	1974	3	16,045	N	N	2720 101ST PL NE	
006	068680	0060	7/6/04	\$565,000	2150	0	9	1953	4	19,908	N	N	2610 110TH AV NE	
006	068680	0095	4/21/03	\$619,000	2230	0	9	1953	3	29,189	N	N	11035 NE 26TH PL	
006	024900	0030	9/14/04	\$566,000	2310	0	9	2004	3	7,589	N	N	10404 NE 26TH ST	
006	068680	0080	4/27/04	\$769,000	2370	0	9	2003	3	11,100	N	N	11040 NE 26TH PL	
006	068500	0170	2/25/05	\$690,000	2700	0	9	2001	3	8,442	N	N	10115 NE 24TH ST	
006	126620	0327	10/22/03	\$559,000	2730	0	9	2001	3	8,556	N	N	1249 112TH AV NE	
006	664590	0105	3/7/05	\$904,000	2920	0	9	1997	3	10,211	N	N	10058 NE 29TH PL	
006	796390	0135	6/2/04	\$799,000	2970	1410	9	1958	4	12,960	N	N	2030 109TH AV NE	
006	808540	0441	6/26/03	\$853,375	2970	0	9	2003	3	8,100	N	N	9826 NE 27TH ST	
006	808540	0240	6/28/04	\$855,000	3170	0	9	1993	4	9,384	N	N	9836 NE 29TH ST	
006	126620	0329	7/8/03	\$675,000	3470	0	9	2001	3	9,762	N	N	1241 112TH AV NE	
006	068500	0055	7/28/03	\$875,000	4260	0	9	2003	3	8,998	N	N	10223 NE 23RD ST	
006	068690	0020	5/9/05	\$1,110,000	1900	1230	10	2004	3	26,569	N	N	2625 109TH PL NE	
006	072600	0050	4/11/05	\$930,000	2570	960	10	2004	3	5,992	N	N	1247 106TH PL NE	
006	434000	0070	9/12/03	\$880,000	2580	0	10	1995	3	8,064	N	N	1238 108TH AV NE	
006	773750	0130	3/2/05	\$882,500	2620	0	10	1993	3	14,158	N	N	1246 108TH AV NE	
006	773750	0020	3/2/05	\$895,000	2650	0	10	1993	3	8,151	N	N	1410 108TH AV NE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	808540	0425	5/12/04	\$874,000	2800	0	10	1993	4	8,152	N	N	2722 98TH AV NE	
006	434000	0060	10/13/03	\$873,000	3060	0	10	1996	3	7,728	N	N	1244 108TH AV NE	
006	292505	9253	1/30/03	\$735,000	3080	0	10	2000	3	9,262	N	N	1532 108TH AV NE	
006	292505	9352	2/7/05	\$916,838	3080	0	10	1989	3	13,532	N	N	2204 108TH AV NE	
006	664290	0060	5/17/04	\$924,667	3190	0	10	2001	3	10,176	N	N	10008 NE 28TH PL	
006	325050	0025	12/5/03	\$1,042,250	3490	0	10	2003	3	11,779	N	N	9845 NE 20TH ST	
006	325050	0005	9/22/04	\$1,165,000	3710	0	10	2004	3	11,904	N	N	9857 NE 20TH ST	
006	070800	0020	4/26/05	\$1,140,000	3720	0	10	2005	3	8,710	N	N	10622 NE 16TH ST	
006	292505	9299	9/24/04	\$980,000	4010	0	10	2000	3	10,018	N	N	1528 108TH AV NE	
006	571000	0060	1/10/03	\$925,000	3010	0	11	1993	3	10,080	N	N	9832 NE 15TH ST	
006	507840	0155	7/6/05	\$1,539,000	3340	0	11	2001	3	15,730	N	N	1334 100TH AV NE	
006	202505	9274	2/15/05	\$1,395,000	3380	1940	11	2004	3	10,006	N	N	2618 100TH AV NE	
006	507840	0160	7/2/04	\$1,350,000	3390	1010	11	2003	3	15,500	N	N	1404 100TH AV NE	
006	507840	0160	10/9/03	\$1,325,000	3390	1010	11	2003	3	15,500	N	N	1404 100TH AV NE	
006	278580	0035	11/4/05	\$1,375,000	3400	0	11	2005	3	12,250	N	N	2615 102ND AV NE	
006	507840	0011	8/8/03	\$1,400,000	3570	1490	11	2001	3	13,596	N	N	10021 NE 13TH ST	
006	808600	0090	10/26/05	\$1,515,000	3730	0	11	2005	3	11,057	N	N	9840 NE 22ND ST	
006	808600	0090	7/22/05	\$1,500,000	3730	0	11	2005	3	11,057	N	N	9840 NE 22ND ST	
006	325050	0055	8/30/04	\$1,306,960	3740	0	11	2004	3	11,785	N	N	9818 NE 19TH ST	
006	202620	0035	4/20/05	\$2,650,000	4200	0	11	1998	3	51,358	N	N	7 106TH AV NE	
006	086200	0005	11/1/03	\$1,451,600	4380	800	11	2001	3	15,381	N	N	1726 99TH AV NE	
006	507840	0030	7/20/04	\$1,562,500	3890	1720	12	2002	3	10,413	N	N	10045 NE 13TH ST	
006	507840	0030	6/17/03	\$1,500,000	3890	1720	12	2002	3	10,413	N	N	10045 NE 13TH ST	
006	068680	0005	6/6/05	\$1,450,000	4020	0	12	2004	3	23,418	N	N	2606 109TH PL NE	
006	808540	0555	3/24/05	\$1,799,000	4340	0	12	2001	3	16,740	N	N	2421 100TH AV NE	
006	507840	0170	4/17/05	\$1,899,950	4710	0	12	2004	3	8,925	N	N	10024 NE 13TH ST	
006	325050	0010	4/21/05	\$1,695,000	5030	0	12	2005	3	11,700	N	N	1911 100TH AV NE	
007	092405	9162	3/25/05	\$320,000	1220	0	6	1956	4	13,860	N	N	12624 SE 30TH ST	
007	620550	0320	8/3/04	\$389,950	840	450	7	1951	5	13,937	N	N	2635 123RD AV SE	
007	620550	0460	8/3/04	\$303,000	890	510	7	1950	4	8,829	N	N	2601 121ST AV SE	
007	620550	0460	12/11/03	\$282,000	890	510	7	1950	4	8,829	N	N	2601 121ST AV SE	
007	255200	0080	2/15/05	\$336,000	940	590	7	1962	4	9,590	N	N	2661 146TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	255200	0110	3/23/04	\$275,000	940	590	7	1962	4	8,220	N	N	2658 146TH AV SE	
007	620610	0030	7/17/03	\$260,000	980	0	7	1953	5	10,960	N	N	12310 SE 23RD ST	
007	507670	0150	2/19/03	\$268,000	1010	500	7	1961	4	8,535	N	N	2811 126TH AV SE	
007	330400	0130	7/26/05	\$362,000	1020	550	7	1987	3	1,975	N	N	312 122ND PL NE	
007	330400	0140	10/24/05	\$355,000	1020	550	7	1987	3	1,625	N	N	324 122ND PL NE	
007	330400	0170	7/19/04	\$310,000	1020	550	7	1987	4	1,700	N	N	360 122ND PL NE	
007	620550	0100	7/19/05	\$436,500	1030	1030	7	1950	3	9,576	N	N	12207 SE 25TH ST	
007	051450	0045	8/1/03	\$224,950	1040	0	7	1967	3	7,500	N	N	2408 137TH AV SE	
007	042405	9121	5/6/04	\$285,000	1070	0	7	1954	4	11,325	N	N	1825 RICHARDS RD	
007	618920	0250	5/27/04	\$384,000	1080	540	7	1981	3	14,400	N	N	2522 124TH PL NE	
007	620550	0450	12/23/05	\$395,000	1080	790	7	1953	4	8,648	N	N	2535 121ST AV SE	
007	358490	0010	5/19/04	\$320,000	1100	1180	7	1967	4	12,764	N	N	12982 SE 23RD ST	
007	358490	0020	7/24/03	\$325,000	1100	680	7	1967	4	9,896	N	N	12976 SE 23RD ST	
007	954160	0476	8/12/03	\$270,000	1100	620	7	1964	5	10,455	N	N	1703 128TH AV SE	
007	102405	9118	11/9/05	\$424,000	1110	450	7	1978	4	9,583	N	N	14551 SE 26TH ST	
007	620610	0035	9/24/03	\$275,512	1110	0	7	1954	5	10,960	N	N	12318 SE 23RD ST	
007	620750	0015	12/20/05	\$410,000	1120	1120	7	1959	3	10,070	N	N	12714 SE 25TH ST	
007	620550	0210	2/14/05	\$451,000	1130	940	7	1950	4	12,960	N	N	2506 123RD AV SE	
007	620550	0210	9/30/03	\$342,000	1130	940	7	1950	4	12,960	N	N	2506 123RD AV SE	
007	051450	0140	10/25/05	\$344,500	1140	0	7	1956	3	7,200	N	N	2424 138TH AV SE	
007	332505	9112	2/13/04	\$340,000	1140	320	7	1947	5	8,712	N	N	618 124TH AV NE	
007	507670	0130	6/2/03	\$355,000	1140	1120	7	1962	4	11,010	N	N	12421 SE 28TH PL	
007	618920	0270	9/21/04	\$519,500	1170	940	7	1981	4	15,000	N	N	2412 124TH PL NE	
007	620610	0025	12/29/03	\$276,000	1170	0	7	1953	5	10,960	N	N	12302 SE 23RD ST	
007	020100	0600	11/9/04	\$372,000	1180	460	7	1967	3	9,520	N	N	2907 130TH AV NE	
007	620550	0161	6/19/03	\$342,388	1190	640	7	1952	4	12,019	N	N	2540 122ND AV SE	
007	154680	0015	5/5/04	\$384,000	1200	670	7	1966	4	10,752	N	N	2425 127TH AV NE	
007	154680	0055	8/7/03	\$316,000	1200	670	7	1966	4	9,752	N	N	2635 127TH AV NE	
007	507670	0060	8/17/04	\$366,000	1200	0	7	1959	4	13,870	N	N	2726 127TH PL SE	
007	951200	0150	1/13/03	\$276,285	1200	620	7	1966	3	10,419	N	N	12647 SE 27TH ST	
007	326000	0610	5/20/03	\$309,500	1210	1210	7	1963	4	7,245	N	N	443 129TH AV SE	
007	618920	0155	6/15/05	\$350,200	1210	440	7	1981	3	14,250	N	N	2523 124TH PL NE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	358490	0090	9/8/05	\$460,000	1230	530	7	1967	4	7,452	N	N	12926 SE 23RD ST	
007	951200	0030	2/11/05	\$385,000	1240	660	7	1964	3	10,762	N	N	12638 SE 27TH ST	
007	169360	0020	5/10/05	\$440,000	1250	735	7	1967	3	8,054	N	N	12455 SE 29TH ST	
007	326010	0040	4/7/04	\$375,000	1250	460	7	1963	5	5,750	N	N	12640 SE 4TH PL	
007	278510	0010	12/19/05	\$470,000	1260	620	7	1962	4	10,146	N	N	304 128TH AV SE	
007	358490	0160	2/13/03	\$280,000	1260	620	7	1967	5	7,182	N	N	12929 SE 23RD ST	
007	051450	0155	5/13/03	\$240,000	1270	0	7	1956	4	7,200	N	N	2446 138TH AV SE	
007	883890	0135	3/17/04	\$299,000	1280	0	7	1985	3	12,210	N	N	1826 145TH PL SE	
007	051450	0125	4/6/03	\$247,000	1290	0	7	1956	5	7,200	N	N	2404 138TH AV SE	
007	169360	0030	10/3/05	\$495,000	1300	340	7	1967	4	8,054	N	N	12451 SE 29TH ST	
007	233000	0185	3/29/05	\$495,000	1300	700	7	1960	5	10,965	N	N	134 130TH AV NE	
007	956030	0040	4/13/04	\$370,000	1300	1300	7	1959	4	9,520	N	N	2558 128TH AV SE	
007	020100	0690	8/8/03	\$348,500	1310	0	7	1966	4	11,520	N	N	12927 NE 29TH ST	
007	956030	0025	10/5/05	\$382,000	1310	0	7	1958	4	9,500	N	N	2520 128TH AV SE	
007	326000	0630	2/5/04	\$342,000	1320	1290	7	1963	4	8,400	N	N	12815 SE 4TH PL	
007	332505	9166	3/12/03	\$320,000	1320	1260	7	1967	4	15,200	N	N	12252 NE 5TH ST	
007	530710	0070	11/14/05	\$570,000	1320	680	7	2005	3	8,690	N	N	2913 129TH AV SE	
007	530710	0280	9/5/03	\$282,000	1320	500	7	1960	4	8,316	N	N	12804 SE 29TH ST	
007	020100	0520	5/12/05	\$460,000	1330	830	7	1966	4	10,120	N	N	2909 129TH AV NE	
007	326000	0130	2/9/05	\$350,000	1330	0	7	1967	4	7,350	N	N	528 129TH AV NE	
007	432670	0045	6/14/05	\$505,000	1340	670	7	1959	5	10,669	N	N	12415 SE 25TH ST	
007	620610	0060	4/23/03	\$305,200	1340	810	7	1954	3	10,800	N	N	12311 SE 23RD ST	
007	051450	0115	7/20/04	\$304,000	1350	0	7	1956	5	7,500	N	N	2411 138TH AV SE	
007	326010	0320	2/6/04	\$330,000	1350	380	7	1977	3	7,416	N	N	12511 SE 4TH PL	
007	530710	0120	4/19/05	\$435,000	1350	700	7	1962	5	9,655	N	N	12919 SE 29TH PL	
007	530710	0120	9/20/04	\$390,000	1350	700	7	1962	5	9,655	N	N	12919 SE 29TH PL	
007	530710	0190	6/10/05	\$465,000	1350	710	7	1961	4	8,773	N	N	2918 129TH AV SE	
007	530710	0190	4/29/03	\$294,000	1350	710	7	1961	4	8,773	N	N	2918 129TH AV SE	
007	530710	0260	5/10/04	\$317,000	1350	410	7	1960	3	7,920	N	N	2810 128TH AV SE	
007	620550	0110	11/16/05	\$469,950	1350	1350	7	1950	5	10,584	N	N	12225 SE 25TH ST	
007	278510	0040	5/15/05	\$514,000	1360	1300	7	1962	4	9,600	N	N	328 128TH AV SE	
007	042405	9067	7/10/03	\$272,200	1370	460	7	1959	3	19,602	N	N	1805 132ND PL SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	051450	0085	1/29/04	\$329,000	1380	1380	7	1956	5	8,300	N	N	2455 138TH AV SE	
007	154660	0365	9/12/03	\$315,000	1380	810	7	1968	4	11,368	N	N	3101 127TH AV NE	
007	020100	0450	8/2/04	\$459,000	1430	0	7	1967	5	6,804	N	N	12917 NE 31ST ST	
007	951200	0130	3/11/03	\$290,500	1430	0	7	1961	5	10,190	N	N	12639 SE 27TH ST	
007	956050	0105	3/11/05	\$499,900	1430	1430	7	1966	4	11,545	N	N	2442 129TH AV SE	
007	507670	0040	11/14/03	\$299,950	1440	0	7	1961	4	9,216	N	N	12604 SE 29TH ST	
007	956070	0030	6/24/04	\$493,950	1440	880	7	1958	5	11,631	N	N	12612 SE 26TH PL	
007	797130	0055	11/16/05	\$440,000	1470	0	7	1955	4	10,960	N	N	12431 NE 6TH PL	
007	956030	0045	9/23/03	\$333,000	1470	1430	7	1959	4	10,276	N	N	2566 128TH AV SE	
007	956030	0050	4/1/04	\$385,000	1470	1140	7	1958	5	9,660	N	N	2604 128TH AV SE	
007	956070	0055	2/19/03	\$320,000	1480	1480	7	1960	4	9,877	N	N	12627 SE 26TH PL	
007	154660	0560	9/17/04	\$435,000	1500	0	7	1957	4	11,305	N	N	12604 NE 29TH ST	
007	154660	0540	7/1/05	\$575,000	1510	1130	7	1960	4	9,282	N	N	12707 NE 30TH ST	
007	620750	0045	1/7/03	\$337,000	1510	1510	7	1958	3	9,926	N	N	2504 127TH AV SE	
007	020100	0590	4/21/05	\$570,000	1560	0	7	1967	5	9,440	N	N	2913 130TH AV NE	
007	020100	0800	4/4/05	\$435,000	1560	0	7	1966	5	11,250	N	N	3108 130TH AV NE	
007	956050	0165	5/13/04	\$375,000	1570	0	7	1968	5	10,125	N	N	2329 129TH AV SE	
007	956070	0010	7/22/04	\$360,000	1580	0	7	1958	4	11,680	N	N	12644 SE 26TH PL	
007	207770	0036	10/20/05	\$405,000	1600	1050	7	1962	4	18,000	N	N	13610 SE 10TH ST	
007	954160	0190	10/8/04	\$402,000	1620	0	7	1956	5	7,875	N	N	1731 126TH AV SE	
007	620610	0115	5/6/04	\$451,000	1630	1100	7	1953	4	10,800	N	N	12331 SE 23RD PL	
007	954160	0110	3/3/04	\$342,000	1630	0	7	1958	4	8,400	N	N	1736 125TH AV SE	
007	721571	0020	5/3/03	\$365,000	1630	390	7	1996	3	2,847	N	N	2761 124TH AV SE	
007	721571	0210	2/13/04	\$358,500	1630	230	7	1996	3	2,118	N	N	2735 124TH AV SE	
007	954160	0050	11/21/05	\$569,000	1660	0	7	1957	5	15,375	N	N	1817 125TH AV SE	
007	530710	0250	2/14/05	\$375,900	1670	0	7	1959	5	8,400	N	N	2804 128TH AV SE	
007	618920	0245	4/18/05	\$520,000	1670	720	7	1981	5	15,000	N	N	2532 124TH PL NE	
007	326000	0200	5/31/05	\$431,995	1700	0	7	1966	4	7,200	N	N	12914 SE 7TH PL	
007	051450	0130	9/9/04	\$296,000	1720	0	7	1956	4	7,200	N	N	2410 138TH AV SE	
007	954200	0305	9/22/03	\$365,000	1750	0	7	1960	5	15,293	N	N	1412 123RD AV SE	
007	954160	0495	11/11/05	\$495,000	1770	0	7	1960	5	12,320	N	N	1653 128TH AV SE	
007	342505	9053	12/31/03	\$396,000	1830	0	7	1952	4	18,295	N	N	425 140TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	756000	0290	2/12/03	\$314,990	1850	0	7	2000	3	2,508	N	N	2489 132ND AV SE	
007	410000	0060	7/17/03	\$370,000	1860	0	7	1961	4	11,880	N	N	12446 SE 26TH PL	
007	020100	0580	7/9/03	\$419,000	1900	0	7	1967	4	10,266	N	N	2919 130TH AV NE	
007	954160	0200	11/5/03	\$355,000	1930	0	7	1956	4	7,875	N	N	1719 126TH AV SE	
007	721571	0080	1/6/03	\$328,800	1970	0	7	1996	3	3,065	N	N	2741 124TH AV SE	
007	721571	0090	12/16/04	\$406,000	1970	0	7	1996	4	2,882	N	N	2743 124TH AV SE	
007	721571	0100	5/6/03	\$349,000	1970	0	7	1996	3	2,882	N	N	2745 124TH AV SE	
007	756000	0130	5/4/04	\$424,950	1970	470	7	2000	3	2,542	N	N	2405 132ND AV SE	
007	756000	0170	10/22/03	\$391,000	1970	470	7	2000	3	2,407	N	N	2415 132ND AV SE	
007	756000	0220	1/14/05	\$412,250	1970	470	7	2000	3	2,936	N	N	2433 132ND AV SE	
007	756000	0230	8/23/04	\$420,000	1970	470	7	2000	3	2,548	N	N	2441 132ND AV SE	
007	756000	0240	12/15/03	\$379,000	1970	0	7	2000	3	3,472	N	N	2449 132ND AV SE	
007	756000	0260	10/31/03	\$369,950	1970	0	7	2000	3	3,502	N	N	2465 132ND AV SE	
007	620610	0100	2/15/05	\$425,000	1990	0	7	1953	5	12,164	N	N	12345 SE 23RD ST	
007	102405	9057	4/19/04	\$326,000	2000	0	7	1976	4	8,712	N	N	14549 SE 26TH ST	
007	342505	9051	5/21/04	\$575,000	2050	0	7	1932	5	40,075	N	N	13808 SE 5TH ST	
007	071000	0090	4/16/03	\$330,000	2060	0	7	1972	3	9,711	N	N	315 124TH PL NE	
007	507670	0070	2/28/05	\$479,900	2150	0	7	1960	5	13,733	N	N	2727 127TH PL SE	
007	813470	0110	12/9/04	\$380,000	2350	0	7	1967	4	23,477	N	N	14415 SE 26TH ST	
007	951200	0100	3/8/04	\$475,000	2350	0	7	1962	5	12,244	N	N	12615 SE 27TH ST	
007	954200	0300	4/23/04	\$424,750	2350	0	7	1960	4	20,150	N	N	1404 123RD AV SE	
007	781121	0180	8/12/05	\$405,000	770	730	8	1974	4	11,692	N	N	2111 138TH AV SE	
007	954200	0275	12/3/04	\$348,000	920	1500	8	1968	3	18,470	N	N	1206 123RD AV SE	
007	430520	0220	7/20/04	\$335,000	1160	290	8	1986	4	7,218	N	N	1730 140TH LN SE	
007	332505	9150	12/1/04	\$625,000	1220	1220	8	2003	3	11,325	N	N	12655 NE 6TH ST	
007	332505	9150	6/11/03	\$558,000	1220	1220	8	2003	3	11,325	N	N	12655 NE 6TH ST	
007	954260	0110	7/6/03	\$412,000	1220	1130	8	1962	4	11,250	N	N	1520 127TH AV SE	
007	430520	0080	8/29/05	\$359,900	1230	0	8	1985	3	7,297	N	N	1745 140TH CT SE	
007	278510	0090	10/19/05	\$512,000	1240	800	8	1963	5	9,600	N	N	12824 SE 4TH PL	
007	953890	0170	5/28/03	\$335,000	1240	130	8	1986	3	12,000	N	N	13519 SE 24TH ST	
007	278510	0050	4/28/03	\$355,500	1260	1210	8	1962	4	9,760	N	N	402 128TH AV SE	
007	092405	9085	4/13/05	\$439,500	1280	1000	8	1975	4	7,862	N	N	2527 128TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	781120	0150	8/18/05	\$430,000	1310	620	8	1969	4	8,800	N	N	13726 SE 24TH ST	
007	931650	0050	7/29/03	\$295,950	1310	0	8	1982	3	8,625	N	N	2105 120TH PL SE	
007	071000	0220	6/14/04	\$448,000	1320	1250	8	1969	5	9,760	N	N	12411 NE 4TH PL	
007	620610	0150	8/21/03	\$360,000	1330	640	8	1958	4	16,000	N	N	2342 127TH AV SE	
007	071000	0060	2/25/04	\$410,950	1340	1220	8	1974	4	10,250	N	N	12408 NE 4TH PL	
007	781120	0110	5/11/04	\$339,950	1340	520	8	1968	4	8,424	N	N	13709 SE 23RD ST	
007	954200	0100	2/24/04	\$359,000	1340	750	8	1958	3	15,092	N	N	12030 SE 11TH ST	
007	092405	9237	5/23/03	\$329,500	1350	700	8	1978	4	9,116	N	N	12403 SE 29TH ST	
007	282505	9249	9/18/03	\$370,000	1370	220	8	1977	4	10,000	N	N	807 132ND AV NE	
007	154660	0245	9/29/03	\$430,000	1390	820	8	1959	1	10,115	N	N	3081 125TH AV NE	
007	278500	0060	10/22/04	\$386,000	1390	0	8	1962	5	10,000	N	N	104 128TH AV SE	
007	154660	0130	1/22/05	\$580,000	1400	600	8	1959	5	10,115	N	N	3050 124TH AV NE	
007	954160	0430	2/15/05	\$585,000	1400	1290	8	1956	4	13,750	N	N	1812 127TH AV SE	
007	781120	0100	12/2/05	\$540,000	1420	1420	8	1968	4	10,005	N	N	13915 SE 23RD ST	
007	154660	0280	7/8/05	\$600,000	1430	620	8	1974	3	11,600	N	N	12504 NE 30TH ST	
007	071000	0190	2/20/03	\$355,000	1440	680	8	1972	4	10,560	N	N	12506 NE 3RD PL	
007	332505	9111	9/7/04	\$550,000	1440	1440	8	2000	3	11,337	N	N	12656 NE 5TH ST	
007	154660	0580	9/25/03	\$415,000	1450	990	8	1974	4	11,305	N	N	2901 129TH AV NE	
007	781121	0060	4/21/05	\$439,900	1450	870	8	1970	4	8,240	N	N	2304 138TH AV SE	
007	620610	0095	8/18/04	\$450,000	1460	900	8	1976	4	10,800	N	N	12334 SE 23RD PL	
007	954200	0215	7/29/04	\$374,500	1460	1150	8	1959	4	11,511	N	N	1006 121ST AV NE	
007	278500	0370	6/11/03	\$423,000	1470	1260	8	1962	4	10,400	N	N	22 130TH AV SE	
007	954160	0310	10/21/04	\$507,500	1470	2090	8	1986	3	8,800	N	N	1828 126TH AV SE	
007	154660	0020	8/17/05	\$610,150	1490	790	8	1973	4	12,750	N	N	2909 124TH AV NE	
007	154660	0020	1/31/03	\$387,900	1490	790	8	1973	4	12,750	N	N	2909 124TH AV NE	
007	154660	0035	6/3/04	\$525,000	1490	700	8	1963	4	10,395	N	N	3005 124TH AV NE	
007	278510	0100	10/14/03	\$309,900	1490	760	8	1963	4	9,600	N	N	12832 SE 4TH PL	
007	953620	0070	5/17/04	\$385,000	1490	480	8	1978	4	9,110	N	N	2519 128TH AV SE	
007	954210	0025	2/10/04	\$411,100	1490	700	8	1962	4	9,682	N	N	2046 121ST AV SE	
007	430520	0170	11/21/05	\$432,000	1500	0	8	1984	3	7,259	N	N	1735 140TH LN SE	
007	781100	0170	3/15/05	\$390,000	1500	410	8	1966	4	7,875	N	N	2045 139TH PL SE	
007	278500	0190	6/10/04	\$398,000	1510	620	8	1963	4	6,500	N	N	12818 SE 2ND ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	781122	0070	6/10/03	\$310,000	1510	0	8	1984	4	11,120	N	N	1911 136TH PL SE	
007	781122	0310	12/17/04	\$371,325	1510	0	8	1984	3	9,900	N	N	1810 136TH PL SE	
007	233280	0060	2/8/05	\$509,995	1530	810	8	1963	5	12,750	N	N	134 130TH PL NE	
007	115940	0140	5/18/04	\$515,000	1560	280	8	1974	5	17,490	N	N	418 129TH PL NE	
007	233290	0060	11/6/03	\$410,000	1560	720	8	1977	4	5,600	N	N	13001 NE 1ST ST	
007	954200	0325	5/25/05	\$430,000	1560	0	8	1959	5	15,293	N	N	1518 123RD AV SE	
007	115940	0070	10/17/03	\$540,000	1570	2000	8	1967	4	11,760	N	N	610 129TH PL NE	
007	781122	0130	11/8/04	\$500,000	1570	850	8	1999	3	19,000	N	N	13604 SE 18TH ST	
007	954160	0420	8/20/03	\$389,500	1570	1090	8	1968	5	9,375	N	N	1821 128TH AV SE	
007	071000	0040	2/26/04	\$445,000	1580	1580	8	1970	5	9,545	N	N	12502 NE 4TH PL	
007	953890	0050	3/20/03	\$349,500	1580	440	8	1981	3	11,280	N	N	2214 135TH PL SE	
007	781121	0080	11/21/05	\$424,950	1590	0	8	1974	4	8,175	N	N	2322 138TH AV SE	
007	278500	0300	4/19/03	\$424,500	1600	1570	8	1960	5	11,815	N	N	28 129TH AV SE	
007	618920	0285	8/24/04	\$361,000	1600	0	8	1984	3	11,800	N	N	12420 NE 24TH ST	
007	618920	0285	1/14/03	\$317,000	1600	0	8	1984	3	11,800	N	N	12420 NE 24TH ST	
007	954220	0030	12/16/03	\$510,000	1600	1600	8	1962	5	7,344	N	N	12029 SE 20TH ST	
007	154660	0330	12/31/03	\$475,000	1610	870	8	1972	4	12,202	N	N	3096 125TH AV NE	
007	342505	9068	10/30/03	\$450,000	1610	930	8	1978	5	25,124	N	N	13636 SE 7TH ST	
007	154681	0050	12/28/04	\$456,000	1620	810	8	1977	4	11,500	N	N	2407 130TH AV NE	
007	233040	0065	7/30/03	\$350,000	1620	350	8	1971	4	14,490	N	N	240 129TH AV NE	
007	954200	0010	12/23/03	\$383,500	1620	0	8	1958	4	11,450	N	N	1601 123RD AV SE	
007	956050	0125	6/16/04	\$425,000	1620	1510	8	1968	3	10,272	N	N	12815 SE 25TH PL	
007	115940	0270	7/5/05	\$693,000	1630	1340	8	1976	5	11,625	N	N	425 129TH PL NE	
007	430520	0020	7/17/03	\$390,000	1630	0	8	1984	3	7,073	N	N	14035 SE 18TH PL	
007	954160	0470	11/2/05	\$583,000	1630	1630	8	1958	4	14,375	N	N	1726 127TH AV SE	
007	954200	0285	8/19/05	\$570,000	1630	460	8	1985	4	11,860	N	N	1220 123RD AV SE	
007	042405	9100	9/20/04	\$537,000	1650	1370	8	1965	4	24,750	N	N	2318 121ST AV SE	
007	278500	0290	7/29/04	\$387,600	1680	0	8	1959	5	10,500	N	N	1 129TH AV SE	
007	115940	0180	5/23/05	\$411,000	1690	0	8	1963	3	11,050	N	N	629 129TH PL NE	
007	781120	0280	7/29/04	\$440,000	1690	1690	8	1968	4	8,468	N	N	2233 SE 137TH PL	
007	954200	0310	8/4/03	\$412,000	1690	1400	8	1959	4	15,293	N	N	1418 123RD AV SE	
007	939990	0030	7/10/05	\$440,000	1700	0	8	1987	4	11,170	N	N	488 123RD PL NE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	247210	0075	4/21/05	\$390,000	1710	0	8	1957	3	11,474	N	N	655 131ST AV NE	
007	737960	0080	5/20/05	\$375,000	1710	0	8	1962	5	9,999	N	N	2201 142ND AV SE	
007	781110	0030	8/26/05	\$560,000	1710	1010	8	1967	4	9,085	N	N	1838 138TH PL SE	
007	247230	0025	5/5/04	\$396,000	1730	0	8	1967	5	11,280	N	N	335 131ST AV NE	
007	278500	0270	6/13/05	\$576,000	1730	1310	8	1959	5	10,000	N	N	23 129TH AV SE	
007	933280	0050	4/4/03	\$375,000	1730	450	8	1973	3	10,400	N	N	12814 NE 28TH ST	
007	725400	0040	5/12/04	\$419,000	1730	0	8	2001	3	2,726	N	N	13142 SE 26TH ST	
007	725400	0080	8/27/04	\$405,000	1730	0	8	2001	3	2,811	N	N	13102 SE 26TH ST	
007	332500	0030	9/19/05	\$685,000	1740	1740	8	1968	5	8,750	N	N	12814 NE 5TH PL	
007	507690	0060	1/21/05	\$545,000	1740	1380	8	2003	3	8,610	N	N	12428 SE 27TH ST	
007	954220	0150	4/1/03	\$469,950	1740	1740	8	1961	4	10,625	N	N	1807 121ST AV SE	
007	954220	0300	4/26/04	\$499,000	1750	1750	8	1962	3	10,350	N	N	12144 SE 17TH PL	
007	154681	0010	6/19/03	\$496,000	1760	810	8	1977	4	10,400	N	N	2435 130TH AV NE	
007	618920	0050	7/28/03	\$345,000	1760	0	8	1957	3	10,350	N	N	12501 NE 28TH ST	
007	326000	0020	4/14/05	\$519,000	1780	580	8	1968	4	7,344	N	N	413 130TH PL SE	
007	939990	0080	1/18/05	\$431,000	1780	0	8	1987	3	10,109	N	N	481 123RD PL NE	
007	954220	0610	5/18/04	\$480,700	1780	0	8	1962	5	11,130	N	N	12106 SE 20TH PL	
007	252470	0100	6/27/05	\$783,000	1790	1220	8	1976	5	17,850	N	N	13609 SE 3RD PL	
007	332505	9104	8/20/03	\$512,500	1790	850	8	1958	4	11,325	N	N	12626 NE 5TH ST	
007	781100	0100	6/24/04	\$427,500	1790	700	8	1966	4	9,685	N	N	13923 SE 22ND ST	
007	954270	0050	10/10/03	\$396,000	1790	670	8	1984	4	14,369	N	N	2535 130TH AV SE	
007	067210	0079	5/27/05	\$665,000	1800	640	8	1974	4	34,500	N	N	818 132ND AV NE	
007	233000	0200	6/13/05	\$580,000	1810	1500	8	1960	4	25,500	N	N	106 130TH AV NE	
007	954220	0760	6/2/03	\$394,000	1830	0	8	1973	4	10,080	N	N	12127 SE 19TH ST	
007	956050	0035	6/23/03	\$299,500	1830	0	8	1959	4	12,000	N	N	2616 129TH AV SE	
007	954160	0290	8/11/03	\$369,500	1840	700	8	1958	4	10,058	N	N	1916 126TH AV SE	
007	781110	0080	7/7/05	\$500,000	1850	0	8	1966	5	8,436	N	N	1800 138TH PL SE	
007	233000	0010	9/13/05	\$547,500	1860	0	8	1962	4	12,500	N	N	12818 NE 2ND ST	
007	954160	0210	10/26/05	\$425,000	1860	0	8	1957	4	9,760	N	N	1630 125TH AV SE	
007	425950	0090	2/25/05	\$599,000	1870	1630	8	2003	3	16,440	N	N	12632 NE 2ND ST	
007	425950	0090	3/20/03	\$550,000	1870	1630	8	2003	3	16,440	N	N	12632 NE 2ND ST	
007	233000	0050	10/24/05	\$484,500	1930	0	8	1958	4	10,250	N	N	127 129TH AV NE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	430520	0190	5/11/05	\$410,000	1930	0	8	1984	3	8,068	N	N	1715 140TH LN SE	
007	725400	0090	4/21/04	\$442,250	1930	170	8	2001	3	2,250	N	N	13100 SE 26TH ST	
007	042405	9101	7/15/04	\$435,000	1940	620	8	1979	4	11,900	N	N	13107 SE 21ST PL	
007	247210	0035	7/8/05	\$776,000	1950	1950	8	1980	4	14,000	N	N	530 131ST AV NE	
007	342505	9099	5/27/04	\$458,000	1950	150	8	1955	4	21,208	N	N	13959 SE 2ND ST	
007	954200	0250	12/15/04	\$490,000	1970	720	8	1959	4	10,350	N	N	1020 122ND AV SE	
007	954270	0060	1/12/04	\$364,000	1970	0	8	1984	4	11,130	N	N	2515 130TH AV SE	
007	342505	9241	8/6/03	\$420,000	1980	0	8	1990	3	20,409	N	N	13875 SE 2ND ST	
007	954160	0395	7/31/05	\$465,000	1980	0	8	1963	5	9,750	N	N	1865 128TH AV SE	
007	154680	0025	8/17/04	\$499,950	2020	660	8	1959	4	10,752	N	N	2439 127TH AV NE	
007	756950	0010	9/30/05	\$422,000	2020	470	8	1999	3	2,722	N	N	2399 132ND AV SE	
007	756950	0020	12/22/03	\$417,500	2020	470	8	1999	3	2,755	N	N	2395 132ND AV SE	
007	756950	0060	10/3/03	\$430,000	2020	470	8	1999	3	2,374	N	N	2379 132ND AV SE	
007	756950	0140	7/21/04	\$460,000	2020	470	8	1999	3	2,601	N	N	2373 132ND AV SE	
007	756950	0160	3/6/03	\$403,000	2020	470	8	1999	3	2,255	N	N	2381 132ND AV SE	
007	756950	0190	5/4/04	\$445,000	2020	470	8	1999	3	2,755	N	N	2393 132ND AV SE	
007	154660	0105	6/29/05	\$597,000	2030	0	8	1958	3	8,800	N	N	12503 NE 29TH ST	
007	154660	0100	5/27/05	\$535,000	2040	0	8	1958	3	11,200	N	N	12427 NE 29TH ST	
007	154660	0145	7/7/03	\$389,000	2050	0	8	1972	3	10,710	N	N	3024 124TH AV NE	
007	342505	9029	6/24/03	\$375,000	2060	0	8	1986	3	18,295	N	N	219 140TH AV SE	
007	342505	9174	6/17/05	\$495,750	2060	0	8	1932	4	23,086	N	N	201 140TH AV SE	
007	410000	0140	2/16/05	\$444,000	2060	0	8	1960	4	9,828	N	N	12405 SE 26TH PL	
007	233270	0009	4/7/04	\$480,000	2070	0	8	1964	3	11,480	N	N	224 131ST AV NE	
007	781122	0420	4/15/04	\$450,000	2070	0	8	1986	3	12,000	N	N	13705 SE 17TH ST	
007	781122	0480	9/21/05	\$540,000	2090	0	8	1987	3	10,400	N	N	13728 SE 17TH ST	
007	865350	0055	3/18/04	\$470,000	2090	0	8	1952	4	25,700	N	N	13805 SE 1ST ST	
007	954160	0020	9/1/05	\$499,900	2090	0	8	1957	4	15,375	N	N	1719 125TH AV SE	
007	620610	0050	2/10/04	\$425,850	2100	0	8	1954	4	14,008	N	N	12340 SE 23RD ST	
007	326020	0070	12/3/03	\$367,500	2110	0	8	1966	5	6,700	N	N	12634 SE 7TH PL	
007	620550	0290	7/26/05	\$462,000	2130	270	8	1950	5	17,550	N	N	2700 123RD AV SE	
007	620550	0290	5/6/03	\$339,950	2130	270	8	1950	5	17,550	N	N	2700 123RD AV SE	
007	781122	0100	7/14/04	\$438,000	2140	1250	8	1986	4	11,120	N	N	1809 136TH PL SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	954270	0170	6/19/05	\$475,000	2140	0	8	1982	3	14,914	N	N	2546 130TH AV SE
007	071000	0050	3/15/05	\$520,000	2150	0	8	1974	5	9,628	N	N	12412 NE 4TH PL
007	954160	0165	7/15/03	\$370,000	2150	0	8	1957	5	7,875	N	N	1811 126TH AV SE
007	618920	0330	9/15/04	\$563,500	2170	0	8	1957	4	14,896	N	N	2806 126TH AV NE
007	781121	0140	6/23/03	\$400,000	2170	0	8	1971	5	8,625	N	N	13806 SE 21ST ST
007	154660	0210	3/26/03	\$430,000	2180	0	8	1959	4	9,520	N	N	12501 NE 30TH ST
007	954220	0100	12/12/05	\$775,000	2180	1090	8	1962	5	16,400	N	N	1843 121ST AV SE
007	737960	0010	7/28/03	\$295,950	2200	0	8	1962	4	8,640	N	N	14246 SE 22ND ST
007	756950	0120	9/22/03	\$470,000	2200	720	8	1999	3	3,460	N	N	2365 132ND AV SE
007	115300	0090	2/20/03	\$367,500	2210	0	8	1968	3	13,110	N	N	13020 NE 3RD ST
007	177650	0080	5/10/04	\$429,000	2210	0	8	1957	5	16,014	N	N	706 123RD AV NE
007	883890	0162	4/29/03	\$330,000	2210	0	8	1978	4	9,890	N	N	2190 144TH AV SE
007	278500	0100	1/13/03	\$350,000	2220	830	8	1962	4	10,000	N	N	136 128TH AV SE
007	326000	0250	11/25/03	\$400,000	2230	0	8	1965	4	6,305	N	N	12918 SE 6TH PL
007	326000	0350	8/16/05	\$620,000	2230	0	8	1966	4	7,400	N	N	12915 SE 5TH ST
007	781122	0040	10/27/03	\$340,300	2240	0	8	1987	3	12,100	N	N	13611 SE 20TH ST
007	342505	9123	4/17/05	\$624,225	2270	0	8	1956	5	19,802	N	N	225 140TH AV NE
007	020100	0380	4/15/04	\$489,500	2290	0	8	1967	5	10,400	N	N	12809 NE 32ND ST
007	247210	0110	8/25/03	\$358,000	2340	0	8	1962	4	12,000	N	N	521 131ST AV NE
007	781122	0330	11/4/05	\$525,000	2340	0	8	1984	3	9,162	N	N	13611 SE 18TH ST
007	770200	0070	4/10/03	\$418,000	2360	0	8	1963	5	11,098	N	N	13025 NE 10TH ST
007	342505	9215	3/5/03	\$450,000	2420	0	8	1978	4	25,054	N	N	13616 SE 7TH ST
007	507670	0090	6/2/05	\$675,000	2420	0	8	2004	3	8,584	N	N	12432 SE 28TH PL
007	865350	0070	3/31/05	\$685,000	2570	0	8	1955	5	39,377	N	N	13633 SE 1ST ST
007	154660	0115	3/9/05	\$485,000	2590	0	8	1957	4	11,900	N	N	12519 NE 29TH ST
007	342505	9126	2/6/03	\$475,000	2640	0	8	1987	4	30,056	N	N	13634 SE 5TH ST
007	342505	9055	7/9/03	\$559,000	2670	0	8	1982	4	20,050	N	N	13811 SE 5TH ST
007	154660	0185	8/14/03	\$475,000	2760	0	8	1958	4	10,710	N	N	12510 NE 29TH ST
007	154660	0185	3/1/04	\$575,000	2760	0	8	1958	4	10,710	N	N	12510 NE 29TH ST
007	342505	9054	3/12/03	\$485,000	2760	0	8	1942	5	21,470	N	N	13818 SE 7TH ST
007	933280	0280	11/10/04	\$580,000	2780	0	8	1966	4	10,400	N	N	12903 NE 26TH PL
007	797130	0070	3/25/05	\$410,000	2850	0	8	1963	5	13,700	N	N	12455 NE 6TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	797130	0070	7/8/05	\$642,500	2850	0	8	1963	5	13,700	N	N	12455 NE 6TH PL	
007	115940	0190	6/25/04	\$600,000	3120	0	8	1964	4	12,150	N	N	621 129TH PL NE	
007	954160	0550	4/13/05	\$500,000	1390	1360	9	1970	4	10,353	N	N	2018 128TH AV SE	
007	954210	0050	1/7/05	\$534,000	1530	1530	9	1960	4	11,475	N	N	2103 121ST AV SE	
007	954220	0650	8/22/03	\$460,000	1530	1390	9	1968	4	11,880	N	N	1826 121ST AV SE	
007	954285	0470	7/3/03	\$375,000	1580	740	9	1978	4	10,000	N	N	1807 129TH PL SE	
007	954230	0390	8/26/03	\$425,000	1610	1530	9	1968	3	9,963	N	N	12131 SE 14TH ST	
007	954285	0070	5/22/05	\$514,500	1630	1060	9	1977	4	10,260	N	N	2120 129TH AV SE	
007	954210	0085	8/5/04	\$607,500	1650	1150	9	1965	5	14,874	N	N	12113 SE 23RD ST	
007	954220	0780	10/26/05	\$680,400	1660	1550	9	1962	4	13,156	N	N	1919 122ND AV SE	
007	233040	0045	4/18/03	\$375,000	1700	860	9	1976	4	12,441	N	N	202 129TH AV NE	
007	883890	0030	7/11/05	\$862,500	1700	830	9	1990	4	50,965	N	N	2049 144TH AV SE	
007	954230	0720	7/21/03	\$450,000	1710	720	9	1969	4	9,000	N	N	12101 SE 16TH PL	
007	933290	0030	5/27/03	\$507,000	1730	1590	9	1966	3	11,664	N	N	12915 NE 25TH PL	
007	954220	0120	6/28/04	\$532,500	1790	700	9	1964	5	15,200	N	N	1831 121ST AV SE	
007	954285	0360	4/26/04	\$500,000	1800	1040	9	1977	4	10,560	N	N	2006 130TH AV SE	
007	233040	0050	5/20/03	\$370,750	1840	1180	9	1977	4	13,706	N	N	212 129TH AV NE	
007	954220	0630	12/2/04	\$460,000	1870	630	9	1969	4	9,575	N	N	1842 121ST AV SE	
007	954220	0630	9/22/03	\$439,000	1870	630	9	1969	4	9,575	N	N	1842 121ST AV SE	
007	042405	9132	6/10/03	\$515,000	1920	1260	9	1998	3	14,685	N	N	1855 132ND AV SE	
007	954285	0280	6/23/03	\$498,000	1950	400	9	1977	4	9,204	N	N	2126 130TH PL SE	
007	933290	0100	12/15/03	\$418,000	1960	0	9	1966	4	11,200	N	N	12926 NE 25TH PL	
007	954200	0015	5/12/04	\$460,000	2010	0	9	1958	5	11,251	N	N	1519 123RD AV SE	
007	919550	0060	4/23/04	\$575,000	2050	950	9	1988	5	10,247	N	N	12289 NE 3RD PL	
007	954220	0090	1/20/03	\$430,000	2050	1540	9	1969	4	28,000	N	N	1849 121ST AV SE	
007	954240	0010	7/18/03	\$419,950	2050	0	9	1959	5	11,041	N	N	1615 125TH AV SE	
007	954220	0430	9/14/05	\$875,000	2060	1780	9	1962	5	9,960	N	N	12214 SE 18TH PL	
007	954180	0180	12/16/03	\$457,500	2070	0	9	1957	5	11,400	N	N	1821 123RD AV SE	
007	954220	0260	12/3/04	\$525,000	2170	0	9	1963	5	8,190	N	N	12114 SE 17TH PL	
007	888000	0030	10/10/05	\$560,000	2180	0	9	1962	3	11,700	N	N	12630 NE 3RD ST	
007	760580	0060	10/1/04	\$530,000	2200	0	9	1999	3	5,795	N	N	13472 NE 12TH PL	
007	760580	0070	2/17/04	\$533,000	2200	0	9	1999	3	5,958	N	N	13502 NE 12TH PL	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	954250	0070	7/6/04	\$539,950	2230	0	9	1961	5	11,205	N	N	12514 SE 16TH ST	
007	954240	0065	4/7/03	\$449,900	2260	0	9	1959	4	9,680	N	N	12504 SE 16TH ST	
007	883890	0179	2/18/03	\$435,000	2360	0	9	1990	3	23,021	N	N	2196 144TH AV SE	
007	954240	0060	12/8/05	\$618,000	2360	0	9	1958	4	12,650	N	N	1606 125TH AV SE	
007	856140	0130	6/16/03	\$534,000	2390	0	9	1960	5	10,260	N	N	921 130TH AV NE	
007	919550	0090	1/20/05	\$583,000	2500	0	9	1988	4	12,266	N	N	12223 NE 3RD PL	
007	954260	0010	8/17/04	\$415,000	2510	0	9	1982	5	6,468	N	N	12520 SE 14TH ST	
007	856150	0110	3/5/05	\$555,880	2580	0	9	1964	5	10,500	N	N	916 129TH AV NE	
007	883890	0031	7/25/05	\$663,000	2670	0	9	1954	4	50,965	N	N	2051 144TH AV SE	
007	342505	9063	10/10/05	\$825,000	2730	0	9	2002	3	32,278	N	N	13961 SE 7TH ST	
007	760580	0010	10/1/05	\$707,000	2730	0	9	1998	3	5,832	N	N	13402 NE 12TH PL	
007	760580	0080	1/25/05	\$679,000	2730	0	9	1999	3	5,957	N	N	13548 NE 12TH PL	
007	856140	0090	8/23/04	\$564,000	2750	0	9	1961	5	13,611	N	N	940 130TH AV NE	
007	856140	0110	12/22/04	\$560,000	2750	0	9	1960	5	9,952	N	N	939 130TH AV NE	
007	856140	0060	11/5/03	\$475,000	2810	0	9	1960	5	10,276	N	N	910 130TH AV NE	
007	946800	0020	11/3/03	\$532,000	2810	0	9	1998	3	8,727	N	N	2553 134TH AV SE	
007	760580	0090	5/24/05	\$689,900	2860	0	9	1999	3	5,805	N	N	13570 NE 12TH PL	
007	883890	0177	5/24/04	\$545,000	2900	0	9	1991	3	10,190	N	N	2198 144TH AV SE	
007	020100	0210	7/14/03	\$500,000	3070	170	9	2002	3	10,243	N	N	3121 127TH AV NE	
007	154660	0300	5/20/04	\$740,000	3090	0	9	2004	3	12,891	N	N	3015 126TH AV NE	
007	154660	0305	3/29/04	\$719,950	3090	0	9	2004	3	13,740	N	N	3035 126TH AV NE	
007	154660	0270	8/12/04	\$755,000	3170	0	9	2003	3	11,186	N	N	3050 125TH AV NE	
007	154660	0275	1/20/04	\$789,950	3230	0	9	2003	3	11,305	N	N	3042 125TH AV NE	
007	933280	0010	6/24/05	\$662,000	3270	0	9	1965	4	10,400	N	N	12926 NE 28TH ST	
007	933280	0010	6/2/03	\$525,000	3270	0	9	1965	4	10,400	N	N	12926 NE 28TH ST	
007	447190	0010	10/18/05	\$638,000	2050	890	10	2000	3	8,189	N	N	2307 140TH WY SE	
007	447190	0030	9/22/05	\$723,000	2160	1230	10	2001	3	7,430	N	N	2387 140TH WY SE	
007	447190	0040	5/6/05	\$655,000	2160	1150	10	2001	3	7,025	N	N	2399 140TH WY SE	
007	618920	0295	8/17/05	\$740,000	2220	0	10	1991	5	11,305	N	N	12440 NE 24TH ST	
007	342505	9076	8/1/03	\$499,950	2410	590	10	1952	3	24,004	N	N	13644 MAIN ST	
007	865350	0057	1/28/05	\$775,000	2510	0	10	1993	3	33,105	N	N	13824 SE 2ND ST	
007	447190	0100	2/17/04	\$840,000	2550	1380	10	2000	3	11,138	N	N	14150 SE 24TH ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	439765	0140	11/8/04	\$529,000	2620	0	10	2000	3	5,138	N	N	1801 145TH PL SE	
007	439765	0200	6/17/04	\$554,900	2620	0	10	2000	3	5,884	N	N	1817 145TH PL SE	
007	439765	0030	8/11/04	\$569,000	2780	0	10	2000	3	5,306	N	N	1877 145TH PL SE	
007	439765	0080	4/15/04	\$524,000	2780	0	10	1999	3	5,002	N	N	1841 145TH PL SE	
007	439765	0150	8/26/04	\$580,000	2780	0	10	2000	3	4,709	N	N	1807 145TH PL SE	
007	108875	0100	1/2/04	\$575,600	2840	0	10	1994	3	10,965	N	N	2378 127TH AV NE	
007	447190	0060	6/6/03	\$640,000	2860	460	10	2001	3	6,680	N	N	2380 140TH WY SE	
007	447190	0070	12/29/04	\$509,000	2860	0	10	2000	3	6,543	N	N	2320 140TH WY SE	
007	447190	0080	5/11/04	\$550,000	2860	0	10	2001	3	7,182	N	N	2308 140TH WY SE	
007	883890	0193	11/8/05	\$730,000	2930	0	10	2000	3	7,544	N	N	14436 SE 24TH ST	
007	332505	9218	5/24/05	\$905,000	2970	1120	10	2004	3	10,062	N	N	600 128TH AV NE	
007	439765	0160	5/21/04	\$606,750	3010	0	10	2000	3	5,717	N	N	1809 145TH PL SE	
007	332505	9102	3/17/03	\$635,000	3090	0	10	2001	3	10,018	N	N	602 128TH AV NE	
007	439765	0100	2/10/05	\$594,000	3110	0	10	2000	3	5,867	N	N	1835 145TH PL SE	
007	342505	9236	4/14/04	\$845,000	3150	0	10	1995	3	22,057	N	N	461 140TH AV NE	
007	439765	0070	3/26/04	\$555,000	3260	0	10	1999	3	6,184	N	N	1853 145TH PL SE	
007	193800	0110	5/22/03	\$690,000	3270	0	10	1991	3	13,087	N	N	12429 SE 25TH PL	
007	447190	0050	8/1/03	\$738,535	3270	760	10	2002	3	7,101	N	N	2398 140TH WY SE	
007	332505	9099	1/31/03	\$621,000	3290	0	10	2001	3	10,018	N	N	610 128TH AV NE	
007	342505	9242	4/1/05	\$867,000	3310	0	10	1992	3	25,369	N	N	13822 SE 7TH ST	
007	108875	0030	4/2/03	\$613,180	3340	0	10	1994	3	9,900	N	N	2351 127TH AV NE	
007	067210	0059	5/9/03	\$659,000	3350	0	10	1995	3	13,663	N	N	13211 NE 10TH PL	
007	108875	0060	4/21/03	\$650,000	3420	860	10	1993	3	12,840	N	N	2314 127TH AV NE	
007	108875	0040	2/5/03	\$630,000	3460	0	10	1996	3	10,259	N	N	2335 127TH AV NE	
007	332505	9053	6/10/03	\$701,000	3460	0	10	2002	3	10,541	N	N	612 128TH AV NE	
007	332505	9215	4/9/04	\$776,100	3460	0	10	2002	3	10,534	N	N	608 128TH AV NE	
007	332505	9215	3/6/03	\$710,806	3460	0	10	2002	3	10,534	N	N	608 128TH AV NE	
007	332505	9216	9/30/03	\$675,000	3460	0	10	2002	3	10,203	N	N	618 128TH AV NE	
007	207770	0082	7/25/03	\$632,000	3480	0	10	2001	3	20,249	N	N	13859 SE 10TH ST	
007	342505	9282	8/26/03	\$766,500	3510	0	10	2003	3	15,529	N	N	457 140TH AV NE	
007	154660	0355	5/25/05	\$959,950	3720	0	10	2004	3	14,794	N	N	3020 126TH AV NE	
007	207770	0084	7/21/05	\$780,000	3930	0	10	2001	3	20,249	N	N	13865 SE 10TH ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	282505	9125	7/19/05	\$1,355,000	4210	0	10	2002	3	46,609	N	N	1011 132ND AV NE	
007	342505	9251	11/4/03	\$740,000	3200	0	11	1999	3	19,610	N	N	13996 NE 1ST PL	
007	342505	9239	12/10/03	\$885,000	3650	0	11	1990	3	25,065	N	N	13560 MAIN ST	
007	342505	9252	11/20/03	\$925,000	3660	0	11	1998	3	20,207	N	N	13900 NE 1ST PL	
007	067210	0067	6/6/03	\$1,023,368	3740	1190	11	2003	3	14,552	N	N	1033 134TH AV NE	
007	342505	9089	10/28/03	\$1,500,000	3780	0	11	1998	3	43,560	N	N	445 140TH AV NE	
007	342505	9237	9/1/05	\$1,230,000	3810	0	11	1989	5	31,646	N	N	13590 MAIN ST	
007	067210	0066	2/13/03	\$920,000	3930	1070	11	2002	3	13,533	N	N	1041 134TH AV NE	
007	212505	9194	1/2/03	\$1,100,000	4000	720	11	2002	3	9,075	N	N	12918 NE 24TH ST	
007	212505	9195	9/7/05	\$1,250,000	4490	0	11	2002	3	9,084	N	N	12894 NE 24TH ST	
007	212505	9195	10/6/03	\$1,180,000	4490	0	11	2002	3	9,084	N	N	12894 NE 24TH ST	
007	342505	9222	8/19/03	\$1,150,000	5153	1410	11	2002	3	32,670	N	N	13773 SE 2ND ST	
007	342505	9266	9/23/05	\$1,920,000	5070	0	12	1999	3	20,372	N	N	13925 SE 5TH ST	
010	221300	0055	4/4/05	\$442,000	860	0	6	1950	3	10,400	N	N	10419 SE 13TH ST	
010	668450	0040	8/26/04	\$350,936	940	0	6	1952	4	6,375	N	N	1416 105TH AV SE	
010	732490	0010	1/20/05	\$558,000	970	620	6	1946	5	13,635	N	N	2118 108TH AV SE	
010	259170	0010	7/28/05	\$335,000	980	0	6	1950	4	6,180	N	N	1110 107TH AV SE	
010	221300	0035	6/20/03	\$268,500	990	0	6	1952	4	10,956	N	N	10450 SE 13TH ST	
010	052405	9131	12/21/04	\$1,125,000	1010	0	6	1921	4	44,866	N	N	1319 LAKE WASHINGTON BL	
010	573960	2500	9/24/04	\$340,000	970	970	7	1950	4	6,000	N	N	831 108TH AV SE	
010	231140	0105	11/8/04	\$361,900	1000	0	7	1951	4	11,036	N	N	1658 105TH AV SE	
010	052405	9121	1/27/04	\$305,000	1010	230	7	1949	4	15,061	N	N	1419 108TH AV SE	
010	321060	0030	11/9/05	\$490,000	1010	1010	7	1962	4	9,310	N	N	1023 109TH AV SE	
010	065000	0040	11/22/05	\$505,000	1040	720	7	1951	5	8,280	N	N	327 108TH AV SE	
010	082405	9241	8/20/03	\$290,000	1040	0	7	1960	4	8,712	N	N	10612 SE 25TH ST	
010	234430	0211	10/24/03	\$556,000	1040	1000	7	1949	4	9,030	N	N	3266 106TH AV SE	
010	234430	0135	9/22/03	\$386,000	1090	0	7	1928	5	6,246	N	N	10617 SE 30TH ST	
010	668450	0050	4/2/03	\$275,000	1110	0	7	1952	5	6,900	N	N	1430 105TH AV SE	
010	732490	0080	10/17/03	\$349,000	1110	700	7	1982	4	10,400	N	N	1936 109TH AV SE	
010	814610	0675	4/20/05	\$449,977	1110	940	7	1953	5	8,240	N	N	112 111TH AV SE	
010	064400	0105	4/26/04	\$370,000	1120	800	7	1957	4	10,313	N	N	2522 108TH AV SE	
010	082405	9232	7/5/05	\$500,000	1130	0	7	1965	5	3,834	N	N	3131 112TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	064400	0085	4/8/03	\$400,000	1140	1140	7	1951	4	11,550	N	N	10926 SE 24TH PL	
010	221300	0015	9/9/04	\$300,000	1140	0	7	1950	4	7,700	N	N	10422 SE 13TH ST	
010	065000	0025	4/5/05	\$360,000	1150	0	7	1951	4	9,112	N	N	10626 SE 4TH ST	
010	052405	9108	4/1/04	\$405,000	1160	0	7	1946	5	9,583	N	N	1218 108TH AV SE	
010	068540	0020	9/2/05	\$688,000	1160	670	7	2004	3	11,200	N	N	11036 SE 27TH PL	
010	052405	9208	3/14/03	\$310,000	1180	720	7	1954	4	10,454	N	N	1906 109TH AV SE	
010	231140	0015	7/19/04	\$419,250	1200	1060	7	1951	4	9,450	N	N	1644 104TH AV SE	
010	245100	0045	5/21/04	\$353,000	1210	0	7	1951	4	7,065	N	N	11062 SE 30TH ST	
010	573960	2315	3/8/04	\$375,000	1220	0	7	1963	4	8,000	N	N	1028 107TH AV SE	
010	573960	2360	3/18/05	\$450,000	1220	0	7	1958	5	6,500	N	N	1031 108TH AV SE	
010	814610	0610	10/22/04	\$365,000	1220	0	7	1954	4	8,573	N	N	11030 SE 2ND ST	
010	814610	0730	6/24/05	\$410,000	1220	0	7	1955	4	7,500	N	N	240 110TH AV SE	
010	052405	9180	6/23/03	\$291,000	1300	850	7	1952	4	12,632	N	N	1134 BELLEVUE WY SE	
010	082405	9004	6/17/04	\$432,500	1310	0	7	1954	4	9,800	N	N	11009 SE 27TH PL	
010	814610	0640	7/19/04	\$299,950	1310	0	7	1953	3	9,700	N	N	11126 SE 1ST PL	
010	052405	9199	10/6/03	\$395,000	1330	1330	7	1953	4	13,270	N	N	2312 104TH AV SE	
010	052405	9199	3/3/03	\$385,000	1330	1330	7	1953	4	13,270	N	N	2312 104TH AV SE	
010	814610	0075	11/17/04	\$418,400	1340	960	7	1955	5	7,500	N	N	123 109TH AV SE	
010	231140	0160	5/15/03	\$311,500	1350	0	7	1951	4	8,100	N	N	1611 106TH AV SE	
010	245000	0275	8/25/03	\$315,000	1350	0	7	1959	4	8,113	N	N	3230 108TH AV SE	
010	062760	0040	3/14/04	\$380,000	1380	0	7	1955	4	8,160	N	N	11024 SE 30TH PL	
010	573960	2405	12/4/05	\$471,000	1380	0	7	1950	3	7,000	N	N	1005 SE 108TH ST	
010	082405	9180	3/10/04	\$425,000	1390	0	7	1953	4	10,454	N	N	10421 SE 25TH ST	
010	245050	0270	2/25/04	\$405,000	1390	1390	7	1958	4	8,114	N	N	2840 108TH AV SE	
010	231140	0115	9/25/03	\$327,000	1400	0	7	1951	4	8,237	N	N	1646 105TH AV SE	
010	732490	0072	10/28/03	\$357,000	1410	400	7	1958	4	11,250	N	N	2106 109TH AV SE	
010	052405	9220	4/17/03	\$387,900	1420	1110	7	1957	4	10,086	N	N	10627 SE 18TH ST	
010	064400	0110	8/17/05	\$665,000	1430	1190	7	1957	4	10,313	N	N	2530 108TH AV SE	
010	814610	0330	8/24/04	\$334,000	1430	0	7	1955	4	7,500	N	N	215 109TH AV SE	
010	052405	9124	5/12/03	\$350,000	1450	0	7	1949	4	17,424	N	N	1209 108TH AV SE	
010	814610	0105	7/31/03	\$470,000	1460	0	7	2002	3	9,711	N	N	79 110TH AV SE	
010	573960	2420	8/19/05	\$353,800	1500	0	7	1954	4	7,800	N	N	802 107TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	386090	0051	9/24/03	\$475,000	1540	460	7	1950	4	14,916	N	N	10425 SE 19TH ST	
010	156160	0060	1/8/04	\$450,000	1590	0	7	1957	4	14,106	N	N	10455 SE 24TH PL	
010	814610	0180	9/24/04	\$459,950	1590	1150	7	1976	4	16,646	N	N	606 108TH AV SE	
010	672970	0015	9/15/03	\$315,000	1600	0	7	1952	4	7,950	N	N	118 110TH PL SE	
010	242510	0040	4/21/04	\$435,000	1620	1400	7	1958	4	12,975	N	N	1624 109TH AV SE	
010	245050	0260	8/17/05	\$589,950	1710	0	7	1999	3	9,466	N	N	3006 108TH AV SE	
010	052405	9107	3/24/04	\$432,000	1740	0	7	1946	5	20,037	N	N	1426 108TH AV SE	
010	082405	9053	3/11/05	\$669,000	1740	140	7	1995	4	12,196	N	N	10431 SE 25TH ST	
010	234430	0136	3/29/04	\$486,900	1780	0	7	1988	3	5,852	N	N	10621 SE 30TH ST	
010	386040	0226	6/23/04	\$399,950	1830	0	7	1952	4	9,468	N	N	10648 SE 22ND ST	
010	245000	0235	5/6/04	\$419,000	1930	0	7	1948	5	10,818	N	N	3247 109TH AV SE	
010	700010	0690	5/24/04	\$398,000	1940	0	7	1951	5	16,500	N	N	3231 113TH AV SE	
010	082405	9230	9/26/04	\$495,000	1970	0	7	1958	4	9,340	N	N	11020 SE 29TH PL	
010	386090	0056	4/8/04	\$475,000	2050	0	7	1951	4	7,522	N	N	10411 SE 19TH ST	
010	245050	0145	6/15/04	\$580,000	2080	0	7	1995	3	9,601	N	N	2810 109TH AV SE	
010	245050	0160	6/24/05	\$733,000	2090	0	7	2000	3	12,170	N	N	2803 109TH AV SE	
010	082405	9048	3/25/03	\$585,000	2120	0	7	1980	5	13,503	N	N	3119 108TH AV SE	
010	156160	0095	10/6/03	\$590,000	2290	0	7	1955	5	11,138	N	N	10441 SE 24TH PL	
010	071100	0120	6/3/04	\$630,500	2370	1150	7	2002	3	9,580	N	N	10458 SE 20TH ST	
010	231140	0040	7/25/03	\$386,000	2440	0	7	1951	5	9,450	N	N	1610 104TH AV SE	
010	245100	0020	8/1/03	\$550,000	2440	0	7	1995	3	8,089	N	N	11030 SE 30TH ST	
010	082405	9163	4/12/04	\$535,000	2490	0	7	2002	3	12,196	N	N	3013 108TH AV SE	
010	321060	0390	10/28/03	\$365,000	1150	1150	8	1967	4	6,880	N	N	906 109TH AV SE	
010	814610	0785	11/18/05	\$527,000	1150	550	8	1959	5	7,230	N	N	414 110TH AV SE	
010	234430	0166	7/23/05	\$679,000	1230	1050	8	1984	3	8,740	N	N	3208 106TH AV SE	
010	814610	0095	12/13/05	\$601,000	1230	0	8	1990	4	12,305	N	N	10904 SE 1ST ST	
010	814610	0695	5/2/05	\$430,000	1230	0	8	1954	5	10,023	N	N	204 110TH PL SE	
010	068200	0268	10/10/05	\$483,000	1250	700	8	1963	4	9,112	N	N	230 105TH AV SE	
010	814630	0030	9/23/04	\$350,000	1250	1000	8	1959	4	9,033	N	N	248 111TH AV SE	
010	068200	0225	3/1/04	\$330,000	1260	870	8	1955	3	9,782	N	N	408 105TH AV SE	
010	700010	0700	11/1/04	\$430,000	1260	640	8	1982	3	19,000	N	N	3241 113TH AV SE	
010	814610	0210	10/22/03	\$439,000	1260	600	8	1962	4	21,310	N	N	646 108TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	321060	0120	7/27/05	\$500,000	1280	670	8	1961	5	9,170	N	N	11018 SE 9TH ST	
010	814630	0180	9/20/04	\$455,000	1290	670	8	1958	5	8,592	N	N	311 111TH AV SE	
010	321070	0350	10/10/03	\$402,000	1300	1300	8	1965	5	11,475	N	N	1015 110TH AV SE	
010	951410	0005	3/5/04	\$439,950	1300	680	8	1954	3	9,435	N	N	10515 WOODHAVEN LN	
010	052405	9167	11/8/04	\$609,000	1340	850	8	1988	4	18,295	N	N	2202 108TH AV SE	
010	068200	0020	4/4/05	\$635,000	1340	1340	8	1955	5	8,978	N	N	231 105TH AV SE	
010	321060	0310	7/26/05	\$595,000	1340	920	8	1967	5	8,400	N	N	1032 109TH AV SE	
010	321070	0240	4/13/05	\$520,000	1340	1050	8	1963	5	5,500	N	N	11021 SE 10TH ST	
010	814610	0295	5/28/03	\$325,000	1340	720	8	1961	4	8,220	N	N	401 109TH AV SE	
010	814610	0810	9/2/05	\$528,800	1340	720	8	1961	4	7,353	N	N	448 110TH AV SE	
010	064420	0010	7/8/04	\$463,000	1350	0	8	1959	4	11,107	N	N	11015 SE 26TH ST	
010	321070	0230	4/16/04	\$427,680	1360	1210	8	1963	4	9,360	N	N	11013 SE 10TH ST	
010	814610	0340	12/3/04	\$401,000	1380	0	8	1955	5	9,031	N	N	10905 SE 1ST ST	
010	062760	0020	8/5/05	\$535,000	1390	340	8	1976	4	8,580	N	N	2841 112TH AV SE	
010	814610	0220	5/15/05	\$575,000	1390	670	8	1972	5	12,250	N	N	705 109TH AV SE	
010	814610	0725	10/17/05	\$462,500	1390	0	8	1955	5	7,500	N	N	234 110TH AV SE	
010	814610	0225	5/19/04	\$462,500	1400	760	8	1969	5	11,952	N	N	635 109TH AV SE	
010	814610	0130	6/25/03	\$320,000	1420	730	8	1978	4	7,800	N	N	218 108TH AV SE	
010	814610	0230	5/24/05	\$560,000	1440	780	8	1966	5	11,899	N	N	625 109TH AV SE	
010	234430	0231	8/25/05	\$675,000	1460	410	8	1977	5	9,514	N	N	3222 107TH AV SE	
010	666400	0110	12/15/03	\$525,000	1480	1420	8	1976	5	16,416	N	N	10935 SE 23RD ST	
010	814630	0195	11/11/03	\$335,000	1480	0	8	1958	4	8,398	N	N	243 111TH AV SE	
010	052405	9275	4/8/04	\$405,000	1490	900	8	1974	3	15,489	N	N	1815 107TH AV SE	
010	321060	0250	4/26/05	\$565,950	1500	0	8	1959	5	8,400	N	N	11025 SE 9TH ST	
010	105620	0020	6/3/03	\$418,225	1560	0	8	1955	4	8,484	N	N	11014 SE 28TH PL	
010	052405	9255	8/29/03	\$379,000	1610	400	8	1965	4	13,939	N	N	929 109TH AV SE	
010	105620	0070	11/22/04	\$450,000	1620	1000	8	1956	4	10,657	N	N	11045 SE 28TH PL	
010	082405	9213	8/17/05	\$689,999	1700	560	8	1979	4	14,010	N	N	11026 SE 34TH ST	
010	064421	0020	2/22/05	\$595,000	1730	1290	8	1976	4	15,164	N	N	11024 SE 25TH ST	
010	814610	0735	3/13/03	\$334,500	1730	0	8	1955	4	8,344	N	N	256 110TH AV SE	
010	814610	0145	7/17/03	\$385,000	1740	1000	8	1977	4	9,079	N	N	306 108TH AV SE	
010	234430	0207	4/1/04	\$625,000	1770	720	8	1969	4	8,072	N	N	3256 106TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	064420	0055	12/27/04	\$512,000	1810	620	8	1987	3	11,200	N	N	2508 111TH AV SE	
010	082405	9258	8/16/05	\$680,000	1810	770	8	1966	5	10,890	N	N	10413 SE 25TH ST	
010	105620	0030	3/7/05	\$510,000	1840	0	8	1958	4	8,484	N	N	11024 SE 28TH PL	
010	064420	0075	10/28/05	\$680,000	1850	1580	8	1977	5	12,459	N	N	11025 SE 25TH ST	
010	321060	0350	5/26/04	\$565,000	1880	810	8	1969	5	10,010	N	N	1002 109TH AV SE	
010	245000	0195	7/29/04	\$564,000	1890	0	8	1951	4	12,150	N	N	3129 109TH AV SE	
010	339440	0040	7/30/04	\$525,000	1910	0	8	1954	4	9,754	N	N	11005 SE 31ST ST	
010	321060	0330	4/20/05	\$540,000	1970	960	8	1977	4	9,100	N	N	1020 109TH AV SE	
010	231140	0140	10/14/03	\$495,000	2020	0	8	2003	3	8,237	N	N	1616 105TH AV SE	
010	231140	0006	4/14/05	\$627,000	2090	0	8	1980	4	10,484	N	N	1658 104TH AV SE	
010	732490	0090	6/23/05	\$494,950	2140	0	8	1994	3	11,786	N	N	2113 BELLEVUE WY SE	
010	732490	0090	9/15/04	\$429,500	2140	0	8	1994	3	11,786	N	N	2113 BELLEVUE WY SE	
010	064421	0080	6/24/04	\$529,000	2150	0	8	1975	4	11,200	N	N	11007 SE 24TH PL	
010	732490	0068	2/10/04	\$460,000	2180	120	8	1994	3	7,634	N	N	2127 109TH AV SE	
010	064421	0120	10/28/04	\$610,000	2210	1010	8	1978	4	13,633	N	N	11022 SE 24TH PL	
010	322505	9114	6/28/05	\$643,950	2210	0	8	1996	3	8,276	N	N	216 106TH AV SE	
010	814610	0120	10/6/05	\$450,000	2240	0	8	1977	4	7,800	N	N	208 108TH AV SE	
010	245050	0135	4/14/05	\$688,000	2390	0	8	2002	3	12,170	N	N	2830 109TH AV SE	
010	245050	0135	7/8/03	\$665,000	2390	0	8	2002	3	12,170	N	N	2830 109TH AV SE	
010	814610	0195	10/18/05	\$650,000	1400	1450	9	1969	5	19,054	N	N	618 108TH AV SE	
010	234430	0220	12/21/04	\$500,000	1490	360	9	1977	4	7,596	N	N	3149 108TH AV SE	
010	732490	0095	8/5/03	\$415,000	1950	480	9	1997	3	7,346	N	N	1997 BELLEVUE WY SE	
010	386040	0061	8/8/03	\$539,000	2070	0	9	1999	3	7,200	N	N	10659 SE 23RD ST	
010	234430	0225	6/10/04	\$525,000	2100	0	9	1977	4	8,000	N	N	3139 108TH AV SE	
010	732490	0060	7/9/04	\$670,000	2400	0	9	2001	3	11,110	N	N	1925 109TH AV SE	
010	245050	0301	3/15/04	\$690,000	2440	0	9	2003	3	8,114	N	N	10801 SE 28TH ST	
010	242570	0042	3/5/04	\$640,000	2460	1900	9	2003	3	14,971	N	N	1228 109TH AV SE	
010	052405	9314	6/18/04	\$703,000	2480	1020	9	2003	3	10,031	N	N	1425 108TH AV SE	
010	156160	0030	9/24/03	\$758,000	2540	0	9	2001	3	8,782	N	N	10422 SE 24TH PL	
010	052405	9236	8/13/03	\$825,000	2550	0	9	1996	3	16,117	N	N	2230 108TH AV SE	
010	386090	0003	3/3/04	\$632,000	2570	0	9	2000	3	6,251	N	N	1915 107TH AV SE	
010	573960	2170	6/20/05	\$735,000	2620	0	9	1996	3	6,000	N	N	1022 106TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	052405	9141	11/10/04	\$708,000	2720	0	9	2004	3	9,147	N	N	1129 108TH AV SE	
010	071100	0040	8/22/03	\$739,000	2900	880	9	2003	3	9,579	N	N	10603 SE 20TH ST	
010	245000	0210	7/29/04	\$794,890	2920	600	9	2004	3	8,113	N	N	3211 109TH AV SE	
010	231140	0190	7/30/03	\$736,500	3000	0	9	2001	3	8,100	N	N	1647 106TH AV SE	
010	242570	0044	3/18/03	\$735,000	3040	0	9	2003	3	10,006	N	N	1226 109TH AV SE	
010	082405	9246	9/10/03	\$725,000	3080	0	9	2002	3	12,400	N	N	3222 110TH AV SE	
010	052405	9315	12/10/03	\$697,000	3190	0	9	2003	3	10,500	N	N	2324 108TH AV SE	
010	234430	0200	10/2/04	\$769,880	3240	0	9	2004	3	10,100	N	N	3245 107TH AV SE	
010	339410	0010	6/25/03	\$593,000	3260	0	9	1993	3	10,818	N	N	3151 112TH AV SE	
010	700010	0693	10/7/04	\$825,000	3270	0	9	2004	3	10,208	N	N	3230 112TH AV SE	
010	082405	9123	2/11/04	\$731,174	3330	0	9	2003	3	10,537	N	N	2340 108TH AV SE	
010	052405	9056	5/10/04	\$715,000	3410	0	9	2003	3	10,451	N	N	2312 108TH AV SE	
010	245000	0285	9/14/04	\$743,221	3410	0	9	2004	3	8,113	N	N	3210 108TH AV SE	
010	052405	9316	3/23/04	\$720,000	3450	0	9	2003	3	10,500	N	N	2332 108TH AV SE	
010	071100	0050	4/8/04	\$813,450	3460	0	9	2003	3	9,583	N	N	10619 SE 20TH ST	
010	677970	0025	7/8/05	\$887,000	2230	990	10	2004	3	8,736	N	N	10711 SE 3RD ST	
010	068200	0035	3/13/05	\$850,000	2450	970	10	1994	3	10,653	N	N	345 105TH AV SE	
010	339410	0150	5/12/05	\$736,000	2460	0	10	1988	3	11,120	N	N	3216 111TH AV SE	
010	245100	0065	8/19/05	\$945,000	2520	0	10	2001	3	8,876	N	N	11043 SE 30TH ST	
010	339410	0090	8/29/03	\$615,000	2590	0	10	1989	3	11,601	N	N	3264 111TH AV SE	
010	082405	9186	8/18/05	\$970,000	2830	0	10	2000	3	10,018	N	N	3120 107TH PL SE	
010	339410	0110	8/17/05	\$979,000	2940	0	10	1988	4	11,635	N	N	3248 111TH AV SE	
010	064400	0050	10/6/05	\$1,060,000	3000	0	10	2000	3	10,998	N	N	2443 109TH AV SE	
010	064400	0175	3/9/04	\$890,000	3010	800	10	2001	3	10,500	N	N	10919 SE 25TH ST	
010	339410	0190	8/21/03	\$642,000	3010	0	10	1988	3	10,050	N	N	3215 111TH AV SE	
010	339410	0230	7/26/04	\$648,000	3030	0	10	1988	3	12,590	N	N	3255 111TH AV SE	
010	666400	0010	8/1/05	\$959,000	3110	0	10	1992	3	11,000	N	N	10811 SE 23RD ST	
010	231140	0150	6/30/04	\$849,950	3120	0	10	2003	3	9,603	N	N	1604 105TH AV SE	
010	245050	0035	8/24/05	\$1,100,000	3360	0	10	2001	3	12,170	N	N	2835 110TH AV SE	
010	071100	0140	7/7/03	\$842,500	3420	0	10	2001	3	9,587	N	N	10638 SE 20TH ST	
010	052405	9175	8/19/04	\$1,035,000	3610	0	10	2001	3	10,890	N	N	2205 109TH AV SE	
010	064400	0005	12/9/03	\$844,954	3750	0	10	2003	3	11,275	N	N	2400 108TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 92**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	068540	0055	2/16/05	\$1,050,000	3820	0	10	2005	3	9,800	N	N	11025 SE 27TH PL
010	245100	0080	8/16/04	\$950,000	3820	0	10	2004	3	8,885	N	N	11021 SE 30TH ST
010	245100	0080	7/26/05	\$1,187,500	3820	0	10	2004	3	8,885	N	N	11021 SE 30TH ST
010	064400	0195	7/9/03	\$820,000	3850	0	10	2003	3	12,514	N	N	10906 SE 25TH ST
010	064400	0040	4/29/03	\$841,500	3950	0	10	2003	3	10,912	N	N	10816 SE 25TH PL
010	245000	0325	8/18/05	\$1,110,000	3450	0	11	2001	3	10,142	N	N	3120 108TH AV SE
010	386040	0145	1/18/05	\$1,367,000	3945	0	11	2000	3	20,000	N	N	10449 SE 22ND ST
010	064400	0215	8/16/05	\$1,700,000	3990	0	11	2005	3	11,550	N	N	10925 SE 24TH PL
010	386040	0030	8/1/05	\$1,350,000	4090	0	11	1999	3	20,000	N	N	10475 SE 23RD ST
010	386090	0020	3/25/05	\$1,495,000	4100	0	11	2004	3	15,300	N	N	10463 SE 19TH ST
010	082405	9042	6/7/05	\$1,769,000	4180	0	12	2004	3	17,859	N	N	2526 104TH AV SE

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 92**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	024900	0010	4/14/03	\$255,750	NON-REPRESENTATIVE SALE
6	024900	0045	10/6/03	\$250,000	NON-REPRESENTATIVE SALE;
6	024900	0200	3/12/03	\$175,000	TEAR DOWN; NO MARKET EXPOSURE;
6	024900	0220	1/3/03	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	024900	0220	3/17/04	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	024900	0220	3/17/04	\$256,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	025000	0025	3/3/03	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	025000	0150	3/12/03	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	025000	0235	11/7/03	\$383,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	025000	0250	7/15/03	\$266,750	TEAR DOWN;
6	025000	0325	4/1/03	\$297,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	025000	0330	12/2/05	\$1,285,000	AV not @ 100% 2006
6	025000	0345	7/21/04	\$325,000	TEAR DOWN;
6	025000	0350	7/25/04	\$540,000	QUESTIONABLE PER APPRAISAL;
6	025000	0350	7/21/04	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	066300	0010	8/4/03	\$480,000	OBSOLESCENCE
6	068500	0030	10/20/05	\$735,825	AV not @ 100% 2006
6	068500	0030	7/18/03	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	068500	0055	3/11/03	\$783,143	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	068500	0070	2/26/03	\$317,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	068500	0105	5/19/05	\$320,000	NON-REPRESENTATIVE SALE;
6	068500	0195	4/1/03	\$336,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	068500	0200	4/25/05	\$481,600	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	068500	0200	1/24/05	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	068500	0200	4/15/03	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	068500	0290	5/13/03	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	068660	0060	3/18/04	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	068660	0100	9/17/04	\$1,675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	068690	0020	6/10/03	\$425,000	TEAR DOWN;
6	068690	0050	10/29/04	\$780,000	QUESTIONABLE PER APPRAISAL;
6	068690	0050	10/6/04	\$649,950	QUESTIONABLE PER APPRAISAL;
6	068690	0080	7/9/04	\$649,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	070800	0080	4/13/05	\$700,000	RELOCATION - SALE TO SERVICE;
6	070800	0160	2/27/04	\$305,000	NON-REPRESENTATIVE SALE;
6	070800	0180	9/1/05	\$1,460,654	AV not @ 100% 2006
6	070800	0180	4/1/04	\$350,000	TEAR DOWN; NO MARKET EXPOSURE
6	072600	0015	9/1/05	\$663,000	%COMPLETE
6	126620	0115	1/28/03	\$256,000	QUESTIONABLE PER APPRAISAL;
6	138910	0010	4/5/04	\$246,391	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	142420	0060	11/30/05	\$1,000,000	NON-REPRESENTATIVE SALE
6	202505	9037	9/25/03	\$230,000	RELOCATION - SALE TO SERVICE;
6	202505	9037	9/25/03	\$275,000	TEAR DOWN; RELOCATION - SALE BY SERVICE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 92**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	202505	9131	3/17/03	\$146,018	RELATED PARTY, FRIEND, OR NEIGHBOR
6	202620	0055	9/12/05	\$2,800,000	AV not @ 100% 2006
6	238700	0010	12/1/04	\$368,346	NON-REPRESENTATIVE SALE;
6	238700	0100	4/8/04	\$405,000	RELOCATION - SALE TO SERVICE;
6	278580	0065	12/22/03	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	278580	0065	8/23/05	\$595,000	TEAR DOWN;
6	292505	9171	8/13/03	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	292505	9171	5/6/04	\$430,950	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	325050	0106	11/30/03	\$600,000	QUESTIONABLE PER APPRAISAL;
6	339150	0140	7/25/03	\$195,000	QUIT CLAIM DEED;
6	339150	0210	5/5/05	\$49,343	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	339150	0235	5/20/04	\$385,000	NO MARKET EXPOSURE;
6	434880	0015	11/3/03	\$186,000	QUESTIONABLE PER APPRAISAL;
6	507840	0030	7/20/04	\$1,562,500	RELOCATION - SALE TO SERVICE;
6	507840	0145	6/14/04	\$42,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	507840	0145	6/14/04	\$382,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	507840	0150	7/29/04	\$437,500	NO MARKET EXPOSURE;
6	507840	0170	3/24/03	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	507840	0170	8/28/03	\$505,200	TEAR DOWN;
6	571000	0030	5/18/05	\$588,000	QUESTIONABLE PER APPRAISAL;
6	634400	0035	4/23/03	\$121,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	634400	0140	4/15/03	\$479,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	643350	0100	9/28/05	\$945,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	664590	0030	6/18/04	\$380,000	TEAR DOWN;
6	664590	0040	12/6/05	\$1,500,000	AV not @ 100% 2006
6	664590	0040	1/9/03	\$297,000	NON-REPRESENTATIVE SALE
6	796390	0045	3/31/05	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	796390	0095	5/19/03	\$329,950	DATA CHANGE
6	796390	0105	6/2/04	\$423,500	FORCED SALE;
6	808540	0232	5/11/05	\$580,000	AV not @ 100% 2006
6	808540	0406	7/12/05	\$575,000	TEAR DOWN;
6	808540	0450	4/8/03	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	808540	0465	12/19/03	\$325,000	TEAR DOWN;
6	808540	0476	2/2/05	\$634,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	808540	0476	8/26/04	\$492,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	808540	0590	4/7/05	\$1,377,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	808540	0600	5/4/05	\$1,077,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	808600	0180	7/6/03	\$569,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	808660	0060	1/31/03	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	808660	0060	4/27/05	\$659,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	953310	0080	7/1/04	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	953310	0170	7/6/04	\$380,000	QUESTIONABLE PER APPRAISAL;
6	953360	0100	1/19/03	\$571,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	953360	0180	6/24/04	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	953410	0105	9/9/04	\$428,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	953410	0105	4/15/05	\$510,000	TEAR DOWN;
6	953440	0060	8/5/03	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 92**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	020100	0080	8/16/05	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	020100	0330	7/1/05	\$499,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	020100	0670	6/20/05	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	020100	0690	12/29/03	\$138,907	QUIT CLAIM DEED;
7	042405	9068	2/24/05	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	042405	9087	6/1/05	\$480,000	AV not @ 100% 2006
7	042405	9087	7/23/03	\$343,000	AV not @ 100% 2006
7	051450	0140	6/22/05	\$228,000	NO MARKET EXPOSURE;
7	085290	0010	8/2/04	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	085290	0040	4/30/03	\$273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	108875	0030	4/5/04	\$214,613	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	115940	0120	5/18/05	\$537,000	NO MARKET EXPOSURE;
7	154660	0130	4/8/04	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	154660	0185	7/22/03	\$475,000	RELOCATION - SALE TO SERVICE;
7	154660	0450	6/18/03	\$326,000	NO MARKET EXPOSURE;
7	154660	0460	10/26/05	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	154680	0056	10/6/05	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	154680	0075	3/28/05	\$89,878	QUIT CLAIM DEED;
7	154681	0030	7/25/03	\$430,000	NO MARKET EXPOSURE; TENANT;
7	169360	0020	7/29/03	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	177650	0100	11/6/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	207770	0032	7/18/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	207770	0071	4/14/05	\$614,200	NO MARKET EXPOSURE;
7	233000	0030	9/26/05	\$722,150	NO MARKET EXPOSURE;
7	233000	0030	3/9/05	\$310,000	NO MARKET EXPOSURE;
7	233000	0035	4/28/03	\$362,000	NO MARKET EXPOSURE;
7	233040	0050	2/23/05	\$173,703	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
7	233270	0020	4/12/04	\$499,000	NO MARKET EXPOSURE; TENANT;
7	233270	0110	10/11/05	\$529,000	NO MARKET EXPOSURE
7	233270	0140	5/28/05	\$574,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	247140	0025	6/4/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	252470	0050	1/3/05	\$522,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	252470	0100	10/6/03	\$480,789	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	255200	0020	6/16/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	255200	0020	6/28/05	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	255200	0060	6/22/05	\$175,085	NON-REPRESENTATIVE SALE;
7	255200	0080	1/7/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	278500	0200	11/21/03	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	278500	0520	2/12/03	\$88,000	QUIT CLAIM DEED;
7	278500	0520	2/11/03	\$88,000	QUIT CLAIM DEED;
7	282505	9154	6/7/03	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	326000	0070	9/1/05	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	326000	0480	1/23/03	\$260,000	NO MARKET EXPOSURE;
7	326000	0580	9/22/03	\$374,450	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	326010	0010	2/3/04	\$59,100	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	326010	0080	11/3/04	\$368,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	326010	0100	8/18/05	\$455,000	FORCED SALE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 92**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	326010	0100	8/19/04	\$396,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	326010	0380	7/30/03	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	326020	0160	7/30/03	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	332500	0020	5/26/04	\$370,000	NO MARKET EXPOSURE
7	332500	0060	3/19/04	\$77,000	QUIT CLAIM DEED;
7	332500	0120	3/25/04	\$148,797	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	332505	9030	1/16/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	332505	9118	1/17/03	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	332505	9206	11/17/04	\$413,500	NO MARKET EXPOSURE;
7	342505	9036	11/11/05	\$1,400,000	TEAR DOWN; MULTI-PARCEL SALE;
7	342505	9090	1/31/05	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	342505	9114	5/19/04	\$592,500	CORRECTION DEED; AND OTHER WARNINGS;
7	342505	9114	5/19/04	\$592,500	TEAR DOWN;
7	342505	9137	10/8/03	\$326,000	NO MARKET EXPOSURE;
7	342505	9138	6/24/03	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	342505	9148	6/13/05	\$600,000	NO MARKET EXPOSURE;
7	342505	9148	10/9/03	\$782,500	SEGREGATION AND/OR MERGER;
7	342505	9215	3/5/03	\$450,000	RELOCATION - SALE TO SERVICE;
7	358490	0220	2/26/03	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	507670	0035	8/24/04	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	507670	0090	5/18/04	\$215,000	TEAR DOWN;
7	530710	0070	7/13/05	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	530710	0080	12/14/04	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	530710	0300	7/26/05	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	610740	0010	4/22/04	\$300,000	NO MARKET EXPOSURE;
7	618920	0100	8/26/03	\$322,125	NO MARKET EXPOSURE; TENANT;
7	618920	0195	2/23/04	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	618920	0270	1/27/04	\$370,000	QUIT CLAIM DEED;
7	618920	0275	1/20/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	618920	0350	7/19/04	\$468,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	620550	0240	11/8/04	\$390,000	NO MARKET EXPOSURE;
7	620550	0280	7/26/04	\$292,850	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	620550	0280	8/8/05	\$421,440	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	620550	0410	11/4/03	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	620550	0510	11/26/04	\$328,000	NO MARKET EXPOSURE;
7	620610	0165	8/16/04	\$373,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	721571	0270	3/12/04	\$231,000	NON-REPRESENTATIVE SALE;
7	737960	0180	3/9/04	\$329,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	737960	0200	8/3/04	\$349,950	NO MARKET EXPOSURE;
7	781100	0010	10/19/05	\$500,000	QUESTIONABLE PER APPRAISAL;
7	781100	0010	10/19/05	\$430,000	QUESTIONABLE PER APPRAISAL;
7	781100	0130	10/6/04	\$444,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	781100	0180	3/7/05	\$565,000	QUESTIONABLE PER APPRAISAL;
7	781100	0180	3/8/05	\$449,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	781100	0230	4/12/05	\$352,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	781110	0310	10/12/05	\$315,000	NO MARKET EXPOSURE;
7	781121	0040	1/9/04	\$327,450	NO MARKET EXPOSURE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 92**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	781121	0180	8/12/05	\$405,000	RELOCATION - SALE TO SERVICE;
7	781121	0330	3/18/03	\$346,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	781121	0340	8/2/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	781122	0090	2/25/05	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	813470	0020	4/29/05	\$431,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	813470	0040	11/14/03	\$445,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
7	813470	0070	7/29/03	\$413,244	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
7	813470	0160	5/27/04	\$490,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
7	856140	0131	7/29/05	\$714,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	856150	0110	12/5/03	\$394,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	883890	0003	1/28/04	\$287,000	NON-REPRESENTATIVE SALE;
7	883890	0016	12/18/03	\$390,000	ACTIVE PERMIT BEFORE SALE >25k
7	883890	0017	11/2/05	\$670,000	AV not @ 100% 2006
7	883890	0018	11/16/05	\$710,000	AV not @ 100% 2006
7	883890	0032	7/1/03	\$594,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	883890	0165	9/22/05	\$395,000	NO MARKET EXPOSURE;
7	933290	0030	5/20/03	\$507,000	RELOCATION - SALE TO SERVICE;
7	933290	0100	12/10/03	\$418,000	RELOCATION - SALE TO SERVICE;
7	939970	0490	2/9/04	\$247,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	939990	0020	5/18/04	\$379,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	951200	0110	6/2/05	\$340,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
7	954160	0165	7/15/03	\$370,000	RELOCATION - SALE TO SERVICE;
7	954160	0360	11/3/05	\$698,400	NO MARKET EXPOSURE;
7	954160	0430	9/30/03	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	954160	0455	8/29/05	\$445,000	NO MARKET EXPOSURE;
7	954180	0095	5/21/05	\$168,000	QUIT CLAIM DEED;
7	954180	0130	8/1/03	\$472,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	954180	0162	1/28/05	\$600,000	NO MARKET EXPOSURE
7	954180	0166	10/1/04	\$525,000	NO MARKET EXPOSURE;
7	954180	0195	8/19/05	\$735,600	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	954200	0080	10/4/04	\$314,487	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	954200	0165	12/10/03	\$729,000	AV not @ 100% 2006
7	954210	0045	4/4/03	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	954210	0075	4/22/03	\$467,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	954220	0170	5/3/05	\$465,000	NO MARKET EXPOSURE;
7	954220	0770	8/24/04	\$485,000	NO MARKET EXPOSURE;
7	954230	0090	8/3/05	\$630,000	NO MARKET EXPOSURE;
7	954230	0150	5/28/03	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	954240	0060	9/6/05	\$485,000	NO MARKET EXPOSURE;
7	954250	0040	4/23/03	\$440,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	954250	0090	11/25/03	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	954250	0130	8/10/04	\$515,000	NON-REPRESENTATIVE SALE;
7	954250	0170	10/11/05	\$550,000	NO MARKET EXPOSURE; TENANT;
7	954260	0060	3/11/03	\$302,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
7	954270	0030	5/29/03	\$420,000	NO MARKET EXPOSURE;
7	954270	0030	9/22/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	954285	0010	7/22/04	\$448,000	NON-PROFIT ORGANIZATION;

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 92**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	954285	0200	12/7/05	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	954285	0410	6/13/05	\$199,253	QUIT CLAIM DEED;
7	954285	0470	7/3/03	\$29,925	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	956050	0015	1/28/03	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	956050	0030	11/9/04	\$98,665	QUIT CLAIM DEED;
7	956070	0055	8/11/04	\$389,000	NO MARKET EXPOSURE;
10	052405	9027	10/10/03	\$419,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	052405	9102	4/2/04	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	052405	9141	9/17/03	\$300,800	TEAR DOWN;
10	052405	9194	7/16/05	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	062760	0005	12/26/03	\$384,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	064400	0030	5/20/05	\$635,000	MULTI-PARCEL SALE
10	064400	0120	3/17/04	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	064400	0145	5/20/05	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	064400	0170	8/26/04	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	064400	0170	7/8/05	\$500,000	TEAR DOWN;
10	064400	0200	9/25/03	\$141,139	QUIT CLAIM DEED;
10	065000	0030	7/22/05	\$391,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	065000	0040	6/23/05	\$386,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	065000	0060	8/14/03	\$216,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	065000	0075	7/22/05	\$562,500	AV not @ 100% 2006
10	065000	0085	4/24/03	\$269,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	068200	0020	9/8/04	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	068200	0251	4/25/03	\$310,000	DATA CHANGE
10	071100	0010	10/22/03	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	071100	0020	8/15/03	\$369,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	071100	0110	8/29/05	\$975,000	AV not @ 100% 2006
10	071100	0140	4/25/03	\$842,500	RELOCATION - SALE TO SERVICE;
10	082405	9248	7/28/05	\$479,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	082405	9289	3/2/04	\$640,680	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	156160	0100	10/20/03	\$680,000	FULL SALES PRICE NOT REPORTED;
10	156160	0100	10/20/03	\$58,771	FULL SALES PRICE NOT REPORTED;
10	221300	0010	2/4/05	\$790,538	NO MARKET EXPOSURE;
10	221300	0060	4/28/04	\$690,250	QUESTIONABLE PER APPRAISAL;
10	231140	0060	1/26/04	\$309,275	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	231140	0071	11/22/04	\$410,000	TEAR DOWN;
10	231140	0110	4/7/05	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	231140	0180	6/3/05	\$498,000	TEAR DOWN;
10	234430	0130	7/1/03	\$370,000	%COMPLETE
10	234430	0160	4/14/04	\$841,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	234430	0231	6/1/04	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	245000	0050	10/24/05	\$1,200,000	AV not @ 100% 2006
10	245050	0060	8/5/05	\$500,000	TEAR DOWN; QUIT CLAIM DEED;
10	245050	0115	6/16/03	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	245050	0115	11/19/04	\$247,500	QUIT CLAIM DEED;
10	245050	0251	10/27/04	\$259,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	259170	0030	6/11/03	\$299,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 92**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	259170	0050	5/6/05	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	316960	0006	5/4/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	316960	0015	2/25/03	\$262,500	1031 TRADE; NO MARKET EXPOSURE;
10	316960	0030	7/15/03	\$285,000	NO MARKET EXPOSURE;
10	316960	0035	4/26/05	\$102,843	RELATED PARTY, FRIEND,
10	316960	0040	5/27/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	321060	0070	4/8/05	\$514,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	321060	0120	9/22/04	\$380,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	321060	0180	2/27/04	\$341,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	321060	0250	8/4/04	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	321060	0300	10/10/05	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	321060	0410	7/28/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	321070	0120	5/8/04	\$346,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	321070	0240	4/15/04	\$419,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	321070	0370	4/21/03	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
10	321070	0370	4/21/03	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	322505	9095	4/5/05	\$1,501,200	MULTI-PARCEL SALE
10	322505	9116	4/5/05	\$1,501,200	MULTI-PARCEL SALE
10	339440	0015	3/5/04	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	386040	0062	10/21/05	\$826,000	NO MARKET EXPOSURE;
10	386040	0155	10/6/04	\$550,000	TEAR DOWN;
10	386040	0220	4/20/05	\$600,000	TEAR DOWN;
10	386090	0003	9/11/03	\$655,000	RELOCATION - SALE TO SERVICE;
10	386090	0110	2/22/05	\$545,500	NO MARKET EXPOSURE;
10	386090	0111	10/14/03	\$411,000	AV not @ 100% 2006
10	573960	1600	8/17/04	\$605,000	MULTI-PARCEL SALE
10	573960	1600	7/21/05	\$750,000	MULTI-PARCEL SALE
10	573960	1625	11/19/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	573960	1710	8/17/04	\$605,000	MULTI-PARCEL SALE
10	573960	1710	7/21/05	\$750,000	MULTI-PARCEL SALE
10	573960	2360	8/29/04	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	573960	2360	4/25/03	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	668450	0030	3/26/03	\$293,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	677970	0025	9/29/03	\$412,000	TEAR DOWN;
10	700010	0750	9/6/05	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	700010	0760	7/6/05	\$408,000	NO MARKET EXPOSURE;
10	700010	0770	4/26/04	\$285,000	NO MARKET EXPOSURE;
10	732490	0073	8/3/05	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	814610	0175	11/3/05	\$87,249	QUIT CLAIM DEED;
10	814610	0200	6/1/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	814610	0230	3/5/03	\$332,650	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	814610	0230	3/5/03	\$332,650	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	814610	0510	8/29/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	814610	0690	8/10/04	\$349,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	814630	0010	12/11/03	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	814630	0155	2/4/03	\$307,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	814630	0170	8/21/03	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Improved Sales Removed From This Physical Inspection Analysis  
Area 92***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	951410	0010	4/14/03	\$360,000	TEAR DOWN;
10	951410	0025	11/21/05	\$636,500	TEAR DOWN;

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of +11.2%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## ***Area 92 Physical Inspection Ratio Confidence Interval***

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=7	333	0.863	0.963	11.5%	0.943	0.983
8	262	0.861	0.982	14.1%	0.962	1.003
9	96	0.936	1.015	8.4%	0.987	1.043
10	76	0.926	1.008	8.8%	0.980	1.036
11	28	0.849	0.982	15.6%	0.927	1.037
12	8	0.825	1.006	21.9%	0.895	1.116
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1959	298	0.869	0.962	10.7%	0.941	0.983
1960-1969	166	0.869	0.991	14.0%	0.964	1.018
1970-1979	67	0.880	1.010	14.8%	0.968	1.052
1980-1989	59	0.918	0.998	8.7%	0.953	1.043
1990-1999	70	0.874	0.960	9.9%	0.927	0.993
2000-2006	143	0.887	1.005	13.3%	0.985	1.026
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	1	0.514	0.816	58.8%	N/A	N/A
Average	354	0.890	0.993	11.6%	0.977	1.010
Good	308	0.891	0.981	10.1%	0.961	1.001
Very Good	140	0.818	0.962	17.7%	0.934	0.990
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	546	0.861	0.974	13.2%	0.959	0.990
1.5	14	0.835	0.912	9.2%	0.817	1.006
2	242	0.905	1.002	10.7%	0.984	1.019
3	1	1.141	1.131	-0.8%	N/A	N/A
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=1000	31	0.828	0.983	18.7%	0.905	1.060
1001-1500	290	0.853	0.978	14.6%	0.956	1.000
1501-2000	201	0.876	0.971	10.8%	0.949	0.992
2001-2500	117	0.903	0.985	9.1%	0.953	1.017
2501-3500	120	0.921	1.008	9.4%	0.984	1.032
>3500	44	0.856	0.986	15.2%	0.945	1.026

## ***Area 92 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 0.985.

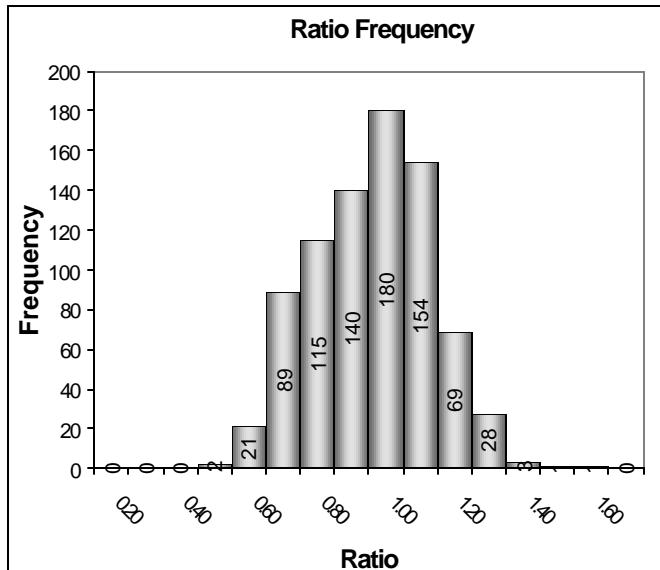
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	748	0.881	0.984	11.7%	0.972	0.997
Y	55	0.851	0.984	15.6%	0.939	1.030
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	803	0.879	0.985	12.1%	0.973	0.996
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	211	0.849	0.966	13.9%	0.939	0.993
7	402	0.900	1.005	11.6%	0.990	1.020
10	190	0.877	0.970	10.7%	0.947	0.994
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<5500	31	0.968	0.998	3.1%	0.961	1.034
05501-07700	79	0.908	1.019	12.3%	0.980	1.058
07701-08400	71	0.900	0.997	10.8%	0.954	1.041
08401-09000	69	0.866	0.994	14.8%	0.951	1.038
09001-10000	124	0.884	0.992	12.2%	0.960	1.025
10001-12000	236	0.883	0.979	10.9%	0.957	1.000
12001-15000	95	0.873	0.960	10.0%	0.927	0.993
15001-25000	71	0.892	0.999	12.0%	0.962	1.035
25001-43560	19	0.835	1.015	21.6%	0.933	1.098
>43560	8	0.643	0.851	32.2%	0.789	0.913
Logan Place Plat 439765	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	795	0.877	0.984	12.2%	0.972	0.996
Y	8	0.988	0.999	1.1%	0.966	1.031
Traffic	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	600	0.881	0.988	12.2%	0.975	1.002
Y	203	0.871	0.972	11.5%	0.949	0.995
Grade 10 & Not in Sub 7	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	767	0.876	0.983	12.3%	0.971	0.995
Y	36	0.914	0.999	9.3%	0.955	1.044

## 2005 Improved Parcel Ratio Analysis

<b>District/Team:</b> NE / Team-1	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/13/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 92-6-7-10	<b>Appr ID:</b> PPAG	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 803			
<i>Mean Assessed Value</i>	487,500		
<i>Mean Sales Price</i>	554,900		
<i>Standard Deviation AV</i>	218,143		
<i>Standard Deviation SP</i>	278,516		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.909		
<i>Median Ratio</i>	0.917		
<i>Weighted Mean Ratio</i>	0.879		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.426		
<i>Highest ratio:</i>	1.521		
<i>Coefficient of Dispersion</i>	15.54%		
<i>Standard Deviation</i>	0.174		
<i>Coefficient of Variation</i>	19.12%		
<i>Price Related Differential (PRD)</i>	1.035		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.903		
<i>Upper limit</i>	0.937		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.897		
<i>Upper limit</i>	0.922		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	5305		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.174		
<b>Recommended minimum:</b>	48		
<i>Actual sample size:</i>	803		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	390		
# ratios above mean:	413		
<i>Z:</i>	0.812		
<b>Conclusion:</b>	Normal*		
*i.e. no evidence of non-normality			

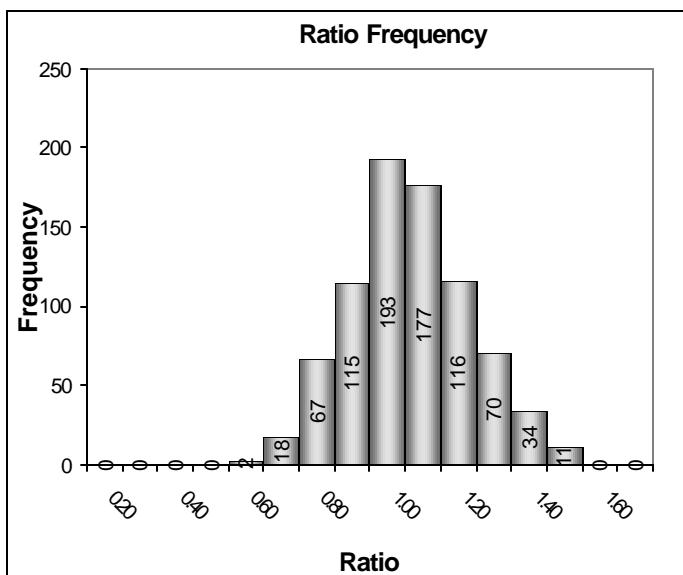


**COMMENTS:**

1 to 3 Unit Residences throughout area 92

## 2006 Improved Parcel Ratio Analysis

<b>District/Team:</b> NE / Team-1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 6/13/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 92-6-7-10	<b>Appr ID:</b> PPAG	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 803			
<i>Mean Assessed Value</i>	546,300		
<i>Mean Sales Price</i>	554,900		
<i>Standard Deviation AV</i>	254,456		
<i>Standard Deviation SP</i>	278,516		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	1.012		
<i>Median Ratio</i>	1.004		
<i>Weighted Mean Ratio</i>	0.985		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.580		
<i>Highest ratio:</i>	1.474		
<i>Coefficient of Dispersion</i>	13.54%		
<i>Standard Deviation</i>	0.169		
<i>Coefficient of Variation</i>	16.74%		
<i>Price Related Differential (PRD)</i>	1.028		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.018		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	1.001		
<i>Upper limit</i>	1.024		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	5305		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.169		
<b>Recommended minimum:</b>	46		
<i>Actual sample size:</i>	803		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	412		
# ratios above mean:	391		
<i>Z:</i>	0.741		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 92

Both assessment level and uniformity have been improved by application of the recommended values.

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is*

*being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Departure Provisions:**

**Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception**

SR 6-2 (i)

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*

### **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr